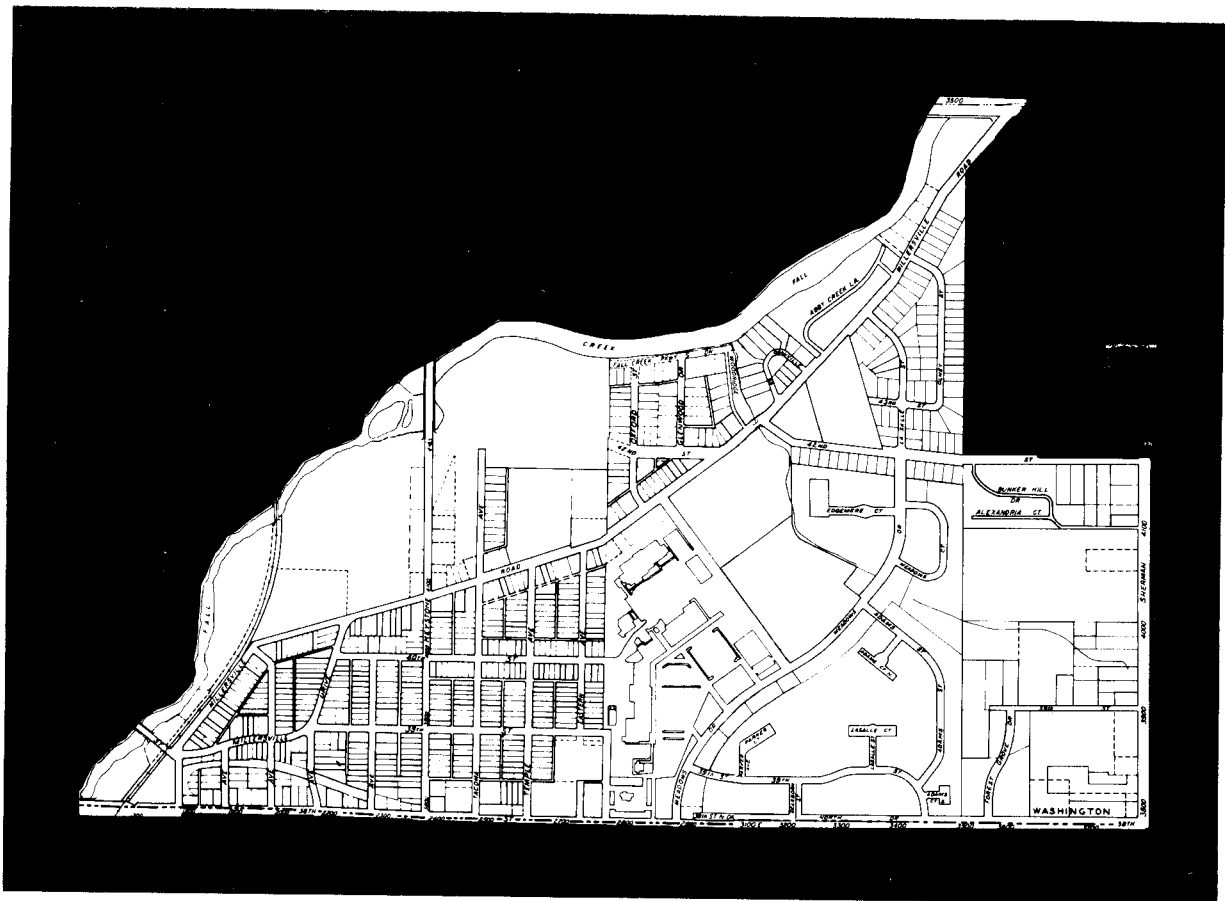


MEADOWS/FALL CREEK NEIGHBORHOOD PLAN



WILLIAM H. HUDNUT III, MAYOR

JUNE, 1987

MEADOWS-FALL CREEK NEIGHBORHOOD PLAN

Prepared by:

**Department of Metropolitan Development
Division of Planning**

Indianapolis-Marion County, Indiana

UPP 701

JUNE, 1987

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MEADOWS-FALL CREEK NEIGHBORHOOD PLAN

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Meadows-Fall Creek Neighborhood Plan
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INTRODUCTION

PURPOSE

The purpose of planning in the Meadows-Fall Creek neighborhood is to encourage the preservation, redevelopment, and enhancement of the neighborhood. Many older neighborhoods have problems such as physical deterioration of structures and public improvements; social vulnerability, including populations composed of the elderly, low-income persons, and single head-of-household families; and economic deficiencies such as a poor investment climate, reduced buying power, and few job opportunities. Through a partnership between the City and the Meadows-Fall Creek neighborhood, a plan can be developed with guidelines for the coordination of resources, reinforcement of neighborhood goals, and revitalization of the area. Once the plan is accepted by the neighborhood residents and officially recognized by the City through its adoption by the Metropolitan Development Commission, it can serve as the guide for implementing public improvement programs, inviting private investment, and encouraging self-help by the residents.

WHAT IS NEIGHBORHOOD PLANNING?

A neighborhood plan is a detailed plan of a part of a larger community. This plan is a refinement of the overall comprehensive community plan for the subarea. Since its major function is to guide development, the plan itself does not mandate action, but rather outlines all the necessary steps to action. Neighborhood planning seeks to guide both the short-term and long-range improvements, but is focused principally on those changes which may require considerable time and effort to accomplish.

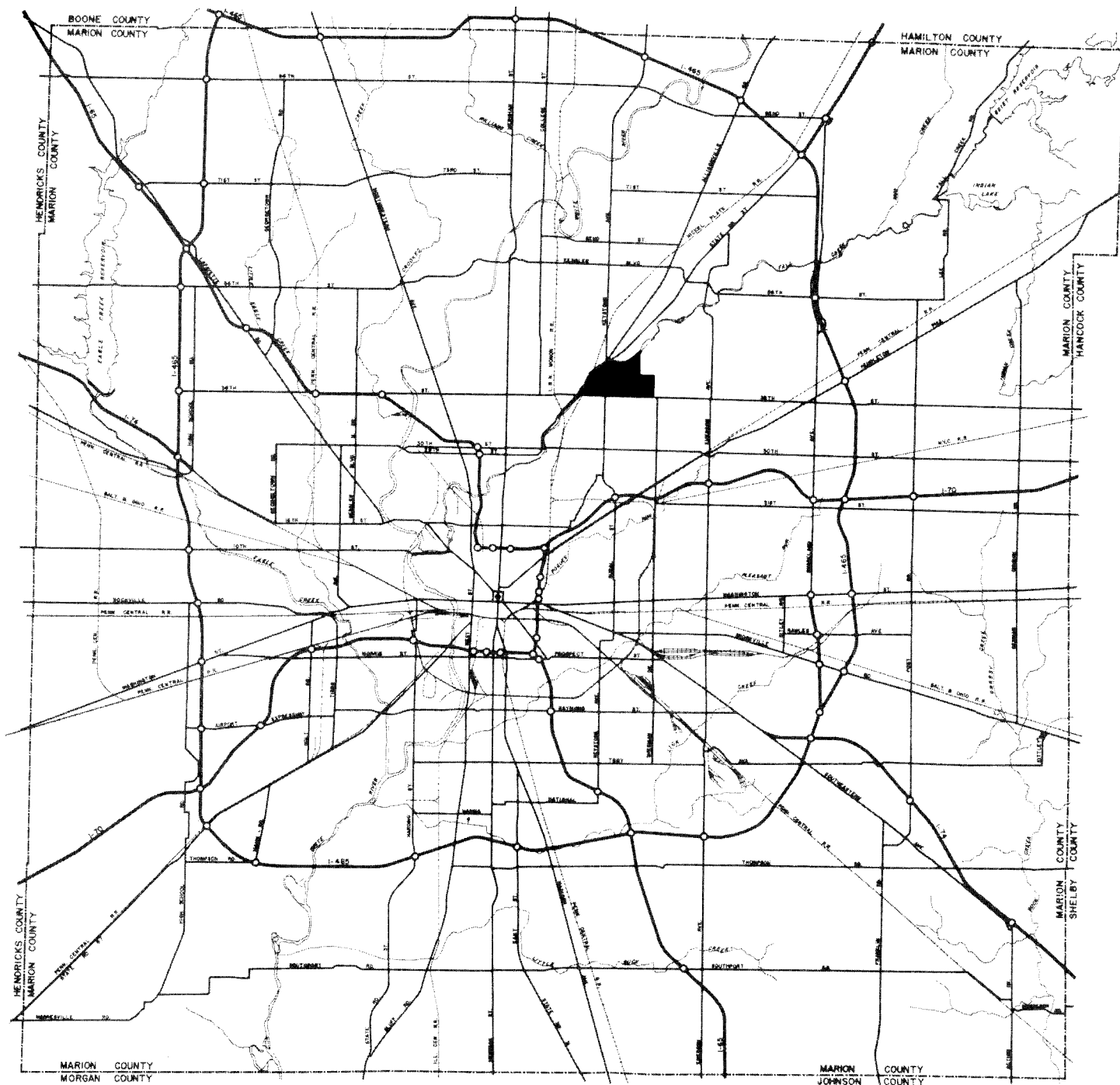
A vital part of neighborhood planning is the involvement of the residents. For this to occur, needs and desires of the residents are examined and interpreted through an organized process involving the participation of those for whom the planning is done. Assets, problems, and community resources are researched, all leading to recommendations for improvement. Meaningful goals, policies, plans, and programs result when citizens, planners, and local agencies exchange information. The end product is a consensus document reflecting a partnership between the neighborhood and the City. The neighborhood plan sets the stage for continuing community-government relations and shows the steps required for implementation over a five-year period.

THE PROCESS

The staff of the Division of Planning, Department of Metropolitan Development, the Meadows-Fall Creek Long-Range Planning Committee, and other interested groups and individuals

worked together in the preparation of this document. The process that was followed included: 1) preparation of a data inventory; 2) identification of neighborhood assets and problems; 3) establishment of neighborhood goals; 4) preparation of planning recommendations; 5) review and update of planning recommendations; 6) preparation of an action program; 7) preparation and printing of a final plan; and, 8) adoption of the plan by the Metropolitan Development Commission.

Neighborhood Planning Process



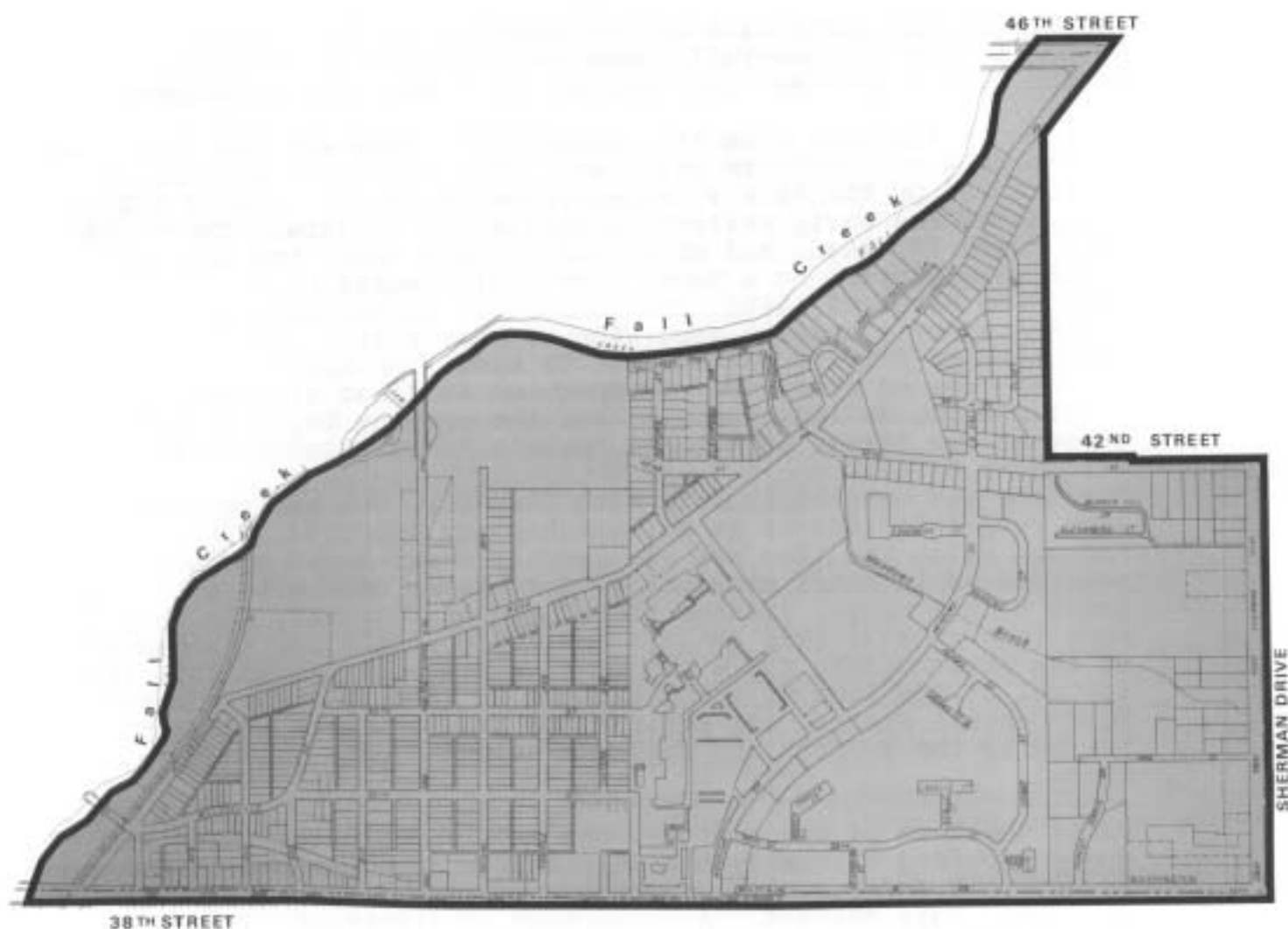
MEADOWS / FALL CREEK NEIGHBORHOOD PLAN

MAP 1 / LOCATION MAP

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Indianapolis-Marion County, Indiana



**MEADOWS / FALL CREEK
NEIGHBORHOOD PLAN AREA**
MAP 2 / BOUNDARY MAP

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Division of Planning
Indianapolis-Marion County, Indiana

HISTORY OF MEADOWS - FALL CREEK

Located on the north side of Indianapolis in Washington Township, the Meadows-Fall Creek neighborhood is characteristic of the City's post-war residential and commercial development.

Located on the west side of Meadows-Fall Creek are the tracks of the Norfolk and Southern railroad. This route was originally constructed by the Peru & Indianapolis Railroad. The "P & I" was one of the early railroad companies in Indiana. Chartered on January 19, 1846, and organized in July 1846, the company began construction on a route from Indianapolis to Peru in 1849. On March 11, 1851, its completion to Noblesville was celebrated by a special excursion to that point. The line was completed to Peru, a distance of 73 miles, on April 3, 1854, at a total cost of \$760,000. It operated at first without a regular depot at Indianapolis, but the company began a frame depot at New Jersey Street and Pogue's Run in August of 1856.

The line was originally laid with flat bar, but was replaced with T-rail in 1855-56 as rail technology improved. The country through which the line ran was largely undeveloped and business remained small until connections were later made with other rail lines to the north. Before this happened, however, the company went into receivership in 1857 and was operated for the benefit of the stockholders for a number of years. It passed into the control of the Lake Erie and Western in 1887, part of the New York Central System. At present the line is owned and maintained by the Norfolk and Southern Railroad as a freight-only line.

Until the turn of the century, the railroad and the horse and buggy provided virtually the only access from Meadows-Fall Creek to downtown Indianapolis. With the coming of electric street railways, this changed. An outgrowth of streetcar development was the "Inter-urban", which provided inter-city transportation. The inter-urbans which entered Indianapolis traversed the streetcar tracks to their main terminal on Market Street. As part of their franchise agreements with the City, the inter-urban lines entering Indianapolis were required to surrender to the Indianapolis Street Railway Company that portion of their route which fell within the City's corporate limits. This enabled the local street railway company to extend its service into newly annexed sections of the City.

The Union Traction Company (and later Indiana Railways) maintained a route which paralleled 38th Street (Maple Road) as it entered the City. The old inter-urban right-of-way can still be seen in places east of Sherman Street along the north side of 38th. Lot maps still show the right-of-way passing through several residential blocks between Keystone and Millersville

Road. Thirty-eighth Street North Drive in the Meadowbrook Apartment complex was probably constructed on the former right-of-way. This provided a rapid rail link to the central business district.

Even with the rail and streetcar lines, residential development was slow to materialize in Meadows-Fall Creek. The natural and artificial barriers of Fall Creek and the railroad inhibited eastward expansion of developed subdivisions west of the creek along 38th Street. Significant residential development did not occur in the area until after the second World War.

A combination of substantial personal savings accrued during war-time austerity, the freedom imparted by the personal automobile, and cheap vacant land around the City's peripheral created a post-war suburban housing boom that transformed many areas, including Meadows-Fall Creek, in the decades following the end of the war. Development in the area was a mix of single-family housing and multi-family apartment complexes. The most elaborate of the latter was the Meadowbrook Apartments, a 40 acre development containing 56 buildings with a total of 616 units. The Meadowbrook Apartments were constructed in 1953.

With the post-war boom in housing in Indianapolis came a profound change in retail sales. Apart from the corner business centers along streetcar lines, retailing had always been concentrated in the downtown business district. After the war, that began to change. Widespread automobile ownership attracted retailers who believed they could lure suburban motorists by moving retail trade closer to their homes. Grocers, cleaners, hardware stores and other high turnover businesses led the way. They were followed by branch bankers and others who could easily make the move out of a single downtown location.

Developers leapfrogged one another to create larger and more creative layouts. The plaza designs showed how rapidly retailing styles could change. First to come in the mid-1940's were groups of street front stores which simply offered a nearby parking lot. Next to arrive, in the 1950's, were lines of shops set back around their own common parking area. This style of development is typified in the neighborhood by the Meadows Shopping Center. Located north of 38th Street and west of Meadowbrook Apartments, the center was built in 1956-57 by Leo A. Lippman and Associates. The Meadows occupies a forty acre site and provided parking spaces for 2,000 cars.

Thirty years later (1986) 80,000 square feet of vacant retail space in the Meadows Shopping Center and 303,372 square feet of empty office space located nearby reflect the state of overall decline that threatens to blanket much of the Meadows-Fall Creek neighborhood. Focusing on the under-utilization of physical and human resources, a 1986 photograph of the neighborhood would capture this general picture: A neighborhood with disproportionately high levels of unemployment, poverty and

crime. . .a neighborhood needing an infusion of commercial enterprises and support agencies to supply the demand for neighborhood-oriented consumer and social service needs.

As indicated, the passage of time and shifting economics have levied a costly toll on the Meadows-Fall Creek community. What was once a thriving suburban retail/office and residential area is now one of Indianapolis' declining communities. The complexity of the neighborhood's problems necessitates the employment of a comprehensive development strategy to combat the economic, social and physical predicaments that currently stifle the neighborhood's present level of productivity and its future possibilities. Therefore an effective neighborhood revitalization plan should:

1. Focus development upon the neighborhood's physical, social and economic environments.
2. Encourage an alliance among government, business and neighborhood residents and social service organizations in a cooperative effort to activate the neighborhood's productive capabilities that now lie dormant.

SIGNIFICANT FEATURES/POINTS OF INTEREST

1. The Meadows Shopping Center - The Meadows Shopping Center is located at 38th Street and Meadows Drive. The center was built in 1956-1957 and was the first of its kind in Indianapolis. Other than downtown, the center was the major shopping attraction--with anchor stores such as H.P. Wasson, Standard Super Market, Kane Novelty Shop and many others. The center has been partially vacant for some time, and the buildings are in varied states of deterioration. However, the owners (The Pentecostal Assemblies of the World), in cooperation with the City and others, are currently attempting to rehabilitate the shopping center.
2. East 38th Street - The southern boundary of the Meadows-Fall Creek Neighborhood is East 38th Street. This arterial is one of the major thoroughfares for east/west travel in Indianapolis. At least two intersections along 38th Street are designated as high accident areas within the neighborhood.
3. North Keystone Avenue - Keystone Avenue extends through the neighborhood from 38th Street to Fall Creek Parkway. This is the major north/south arterial in the neighborhood. The "Keystone Corridor" is characterized by its mix of commercial uses, auto related uses and residential conversions for commercial uses (especially between 38th and 40th Street). The City and the private sector have been working together to revitalize the Keystone Corridor. The Keystone Avenue Corridor Study was adopted by the Metropolitan Development Commission in July, 1986.
4. Fall Creek Parkway - Fall Creek Parkway forms the western and a portion of the northern boundary of the neighborhood planning area. It acts as a natural boundary between the Meadows-Fall Creek Neighborhood and the Keystone-Kessler Neighborhood. Fall Creek and its banks provide leisure activities for residents, such as fishing and picnicking.
5. Norfolk and Southern Railroad - The railroad is located on the extreme western boundary and extends northeast. It was completed on March 11, 1851 and has played a major role in the development of industrial growth in the area.
6. School #11 (Edgar H. Evans School) - This elementary school is located at 3202 East 42nd Street. The triangular school site with its modernistic looking building enhances the appearance of the neighborhood. The school was built in 1954.
7. Apartment Complexes - Northeast of the Meadows Shopping Center are the various apartment complexes which were built in the 1950's. The apartments were once the homes for the upper middle-class.

8. 38th and Keystone Avenue Eateries - There are several fast food restaurants located in the vicinity of 38th Street and Keystone Avenue. They are: White Castle, McDonald's, Popeye Chicken, Kentucky Fried Chicken and Zeb's Bar-B-Que.
9. Zayre Shopping Center - Zayre Shopping Center is located in the northern portion of the neighborhood (4150 N. Keystone Avenue). Zayre is the largest commercial use in the Meadows-Fall Creek Neighborhood.
10. Roberts Dairy is located at 4201 Millersville Road. The family owned dairy has been in business since 1877.
11. Hooker's Hamburger recently opened at 4132 North Keystone Avenue.

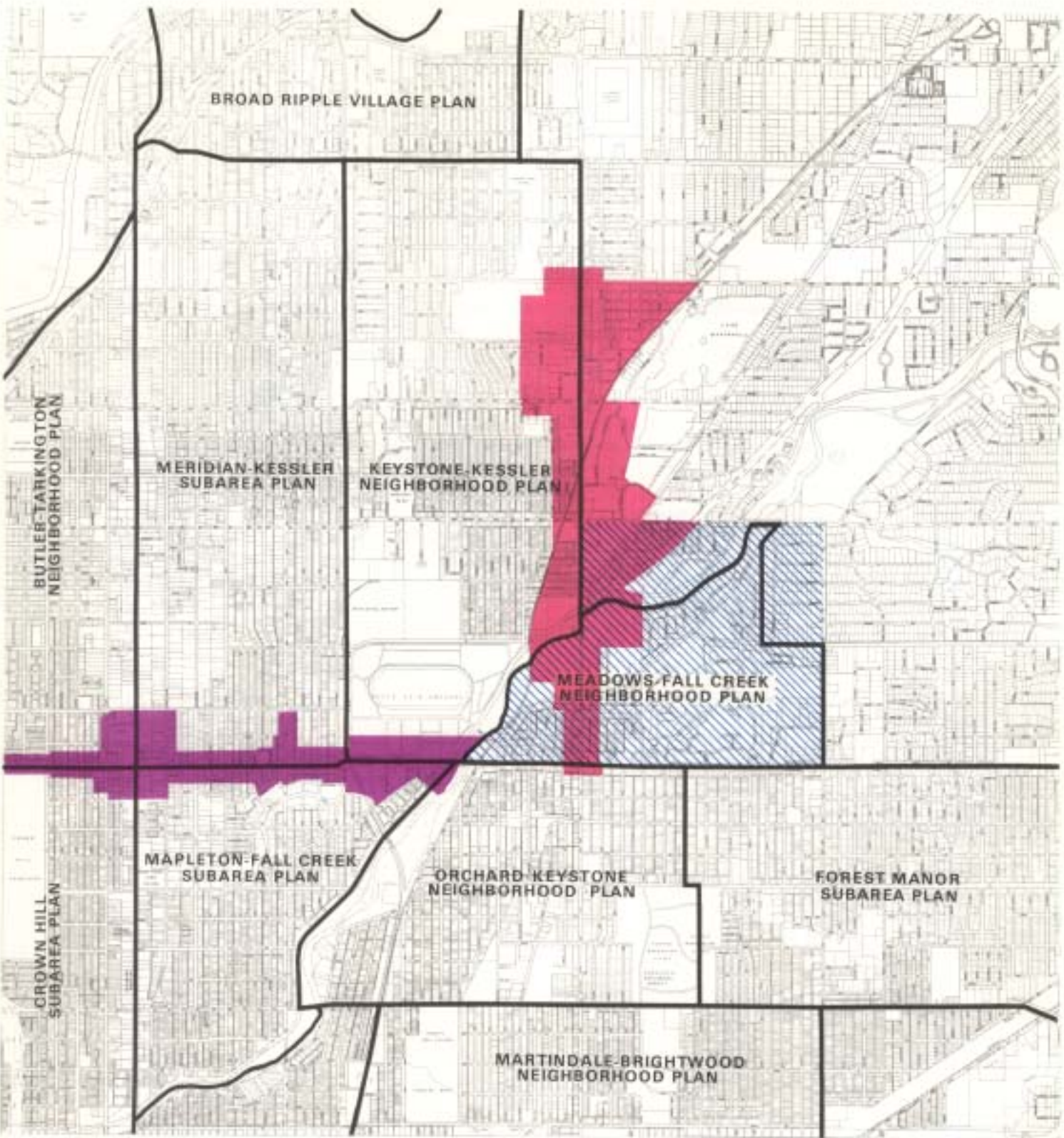
NEIGHBORHOODS AND ORGANIZATIONS

In addition to the Meadows-Fall Creek Neighborhood, planning studies have been in progress in surrounding areas as well. These plans include:

- a) Keystone Avenue Corridor Study (adopted by the Metropolitan Development Commission on July 2, 1986);
- b) Orchard-Keystone Neighborhood Plan (Adopted April 16, 1986);
- c) Keystone-Kessler Neighborhood Plan (Adopted November, 1985).
- d) Forest Manor Neighborhood Plan (adopted 1980)

Map #3 delineates the boundaries of these neighborhoods. In addition to the neighborhood plans, two corridor studies have been completed. They are the 38th Street Corridor Study (which extends from Michigan Road to Fall Creek) and the Keystone Avenue Corridor Study (which extends north on Keystone Avenue to 56th Street). Both the Keystone Avenue Corridor Study and the Meadows-Fall Creek Neighborhood Plan address the Keystone Avenue Corridor from Fall Creek south to 38th Street. The Keystone Avenue Corridor Study specifically emphasizes issues relating to commercial development and zoning along Keystone Avenue only, while this plan more broadly emphasizes the neighborhood.

The Meadows-Fall Creek Civic League is a neighborhood organization. This group has been actively involved in the Keystone Avenue Corridor Study as well as this plan. The Civic League represents the area bounded by 38th Street, Sherman Drive, 46th Street, Keystone Avenue and Fall Creek. Several of the members of the Meadows-Fall Creek Civic League are also on the Meadows-Fall Creek Long Range Planning Committee.



MAP 3
MEADOWS-FALL CREEK NEIGHBORHOOD PLAN AREA
SURROUNDING NEIGHBORHOODS/GROUP ORGANIZATIONS

- KEYSTONE AVENUE CORRIDOR STUDY
- MEADOWS-FALL CREEK NEIGHBORHOOD ASSOCIATION
- 38TH STREET CORRIDOR STUDY

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MEADOWS - FALL CREEK NEIGHBORHOOD SURVEY

In an effort to incorporate the opinions of a wide range of neighborhood residents into the Meadows-Fall creek Plan, questionnaires were distributed with the help of volunteers to 2,778 households in the subarea. It was hoped that the perception gathered from the survey would provide valuable insights in the preparation of the final document.

Unfortunately, only eighty questionnaires were returned--far too few to constitute a valid sample from which conclusions could be drawn for the entire area with any degree of confidence. Responses from households renting in Meadows-Fall Creek were particularly disappointing, constituting less than one-half of one percent of the distribution. On the other hand, the highest rates of response to the survey were from home owners in areas bordering the Meadows Shopping Center and the large apartment complexes just to its east. The following analysis will focus on these peripheral areas where an eight percent return was realized.

In reading this analysis, it is very important to keep the following in mind. Not only is the number of returns insufficient to represent the Meadows-Fall Creek Neighborhood, but it is likewise not sufficient to be representative of the subareas from which they were returned. Statistically, then, there is no way the response can be construed as being representative of the area in whole or in part. However, the conclusions drawn can provide some insight into the opinions of a relatively small number (56) of households owning their own homes and living in proximity to the shopping center and apartment complexes mentioned above.

The response from residents around the shopping center and apartments would indicate that those who answered the survey, while recognizing negative factors affecting the neighborhood as a whole, were somewhat optimistic about their immediate neighborhoods and their future. A substantial majority of respondents considered their neighborhood to be stable or improving and saw the housing stock on their block as generally being in good condition. Fully 80% viewed the housing as being in need of no repair or only minor repair. Sixty-five percent (65%) were planning to make improvements on their homes during the coming year.

At the neighborhood-wide level, however, two-thirds of respondents considered housing deterioration as a moderate or serious problem, showing a concern for the broader environment in which they lived. Better than one-half also saw the storage of autos in residential areas as being a problem. Whereas, the majority of respondents did not express dissatisfaction with street and sidewalks in the neighborhood, 34% thought that resurfacing of some streets (particularly Olney, LaSalle, Tacoma, 40th and 42nd

Streets) was indicated and 36% expressed a need for sidewalks (particularly Keystone, 38th Street, Millersville Road and LaSalle Street.) Better than one-half of the respondents were concerned about several intersections that were considered to be dangerous and indicated particular concern about intersections at 38th and Keystone, Millersville and 42nd Street, and Millersville and 46th Street.

Approximately half of those responding shop often or very often in the neighborhood. A majority, however, felt that a grocery store was very much needed and, to a lesser degree, a drug store. The commercial fabric of the neighborhood, in fact, caused a good deal of comment from respondents. A majority were concerned about vacant commercial properties (particularly the Meadows Shopping Center), the exterior appearance of vacant stores and the maintenance of the property on which they were located.

Respondents were asked to rate the seriousness of certain public service issues. The highest degree of concern was registered with youth employment and recreation, followed by the need for a branch Post Office, police response and adequacy of street lighting. Although 82% of respondents did not feel there was a very serious crime problem in their immediate neighborhood, 79% did feel that there were areas in the subarea that were more dangerous than others and opted for more police patrols and a stronger CrimeWatch program as a means of combating crime problems.

General questions regarding residents' perception of their neighborhood most often elicited pride in the immediate neighborhood, friendly relationships with neighbors and convenience to downtown. Negative perceptions concentrated on crime, vacant/unkept properties and the Meadow's Shopping Center.

(Refer to Appendix A for Survey Comments)

MEADOWS - FALL CREEK DEMOGRAPHIC PROFILE

The Meadows-Fall Creek Neighborhood lies entirely within Census Tract 3226. While not coterminous with this tract, it does in fact comprise approximately 75% of its land area as well as contain over 80% of its population. In the process of analyzing the demographics of the neighborhood then, information that was unavailable at the neighborhood level was taken from the data for the entire tract. All data used in this profile are 1980 Census data.

Meadows-Fall Creek is an intensely developed neighborhood located in the southeast portion of Washington Township. With a population density of 4,567 persons per square mile, it has more than twice the density average of the county as a whole. Its population of 4,300 is 87% Black, while Whites constitute about 12% of the total. This sets it apart from the county which is 79% White and 20% Black, as well as from Washington Township which is 75% White and 23% Black.

Another distinguishing feature is the relative youth of the area. Its median age is more than three years younger than the county's median age (26.1 years versus 29.2 years). Fully 35% (1,490) of its population is eighteen years of age or younger. Even more indicative of the neighborhood's youth is the fact that 17% of the population is under five years of age, as compared to only 7% for Marion County. At the other end of the age spectrum, 10% of the county population is sixty-five years of age or older. This percentage is only seven (7) in the Meadows-Fall Creek neighborhood.

There are other characteristics that set this neighborhood apart from the County norm.

While Marion County is still principally (54%) a county of owner-occupied housing, better than 61% of the Meadows-Fall Creek housing stock is renter-occupied. Only 18% of its housing is owner-occupied and as much as 21% of its units stand vacant.

A closer look at the constitution of households also underscores dissimilarities with the county profile. Forty-one percent (41%) of these households are one-person households as compared to a county average of 26%. Twenty-six percent (26%) of all households with two or more persons are single-parent households while the County averages only 16%. Fully 45% of all households in the Meadows-Fall Creek area have female heads of household as compared to 32% for the county. Only 26% of households are married-couple households, compared to 54% for Marion County.

This, at least in part, accounts for the fact that average household income was 27% less than the average household income figure for Marion County (\$14,974 versus \$20,445).

These figures, however, are not quite as dramatic as they might first appear. Due to a smaller average household size, the per capita income figure is only 9% less than the County figure (\$6,974 versus \$7,677). Other mitigating factors are the facts that a smaller proportion of the work force is employed in relation to the county (89.8% versus 94.2%) and that 11% of its households are recipients of public assistance versus 7% for Marion County.

The average mean value of housing in Meadows-Fall Creek is \$26,455 - 37% less than the county mean of \$41,852. (Surprisingly, the remainder of the Census Tract immediately to the north and northeast of the neighborhood has an average mean housing value that is 5% higher than the County average). At an average mean of \$160, rents in the neighborhood run about 16% less than the county mean of \$190.

This 1980 vacancy figure is known to have been reduced in recent years due to new management of several of the area's apartment complexes.

Since these figures are taken from averages for the entire Census Tract and include portions of the tract that are outside the neighborhood whose population is known to have a higher income level, the discrepancy alluded to here is likely to be understated.

(See Appendix B)

MEADOWS-FALL CREEK LAND USE

The Comprehensive Plan for Marion County is a policy guide for the orderly growth and development of the entire community. It is primarily a document which outlines which land uses are considered most appropriate for the geographic area. The land use portion of any neighborhood plan is a refinement of segments of the Comprehensive Plan and details those uses which are specifically appropriate for these neighborhoods. In this plan, current land use is examined and recommendations are made to further the residential/commercial vitality of the neighborhood. The Keystone Avenue Corridor study adopted by the Metropolitan Development Commission in July, 1986 examined this thoroughfare from 38th Street to 56th Street. Keystone Avenue divides a portion of the Meadows-Fall Creek Neighborhood. Every effort is made to insure that land use concerns and resultant recommendations are reflected in both studies.

Meadows-Fall Creek Land Use

	Acres	% of Total
Residential		
Single-Family	107.45	21.30
Doubles	2.40	0.50
Multi-Family	74.40	14.80
Vacant	52.00	10.30
Parks	10.60	2.10
Light Industry	19.20	3.80
Heavy Industry	.80	.16
Public/Semi-Public	32.05	6.40
Office	18.60	3.70
Retail	57.20	11.30
Parking	<u>27.00</u>	<u>5.40</u>
Streets and Alleys	<u>102.30</u>	<u>20.20</u>
Total Acres	504.00	100.00

The Meadows-Fall Creek Neighborhood, though primarily residential, contains a mixture of land uses. (See map No. 5)

Single family dwellings (post World War II) dominate the area bounded by Keystone Avenue on the east, 38th Street on the south and the alley south of Millersville Road on the north and west. Although the dominant use is residential, it currently is shown on the comprehensive plan as industrial and commercial. The area immediately east of the Meadows Shopping Center between 38th and 42nd Streets is multi-family (six apartment complexes). Immediately northeast of the Meadows Shopping Center are single family residential units. Many of these homes were built in the 1960's.

Commercial development is found in several areas. The major location for retail outlets, from car dealerships to fast food restaurants is found on Keystone Avenue from 38th Street to Fall Creek. Some office and heavy commercial uses are found on Millersville Road north to Keystone Avenue. Along 38th Street from Millersville Road east to Sherman Drive, are located an assortment of commercial uses (car repair, beauty shop, laundromat, service station, etc.). The Meadows Shopping Center has a beauty salon and technical school as its major tenants.

Public and semi-public facilities are located throughout the neighborhood. School #11 is located at the intersection of 42nd Street and Millersville Road. There are five churches in the neighborhood. One of the oldest cemeteries in the city. Sutherland Park/Fall Creek is located at Millersville Road and Temple Street. There are two banks in the neighborhood. Indiana National Bank has a branch located at 38th Street and Sherman Drive. Although technically outside of the study area, Merchants National Bank has a branch on 46th Street and Allisonville Road which serves the surrounding area.

Park and open space is limited in the neighborhood. Recreational use is made on the north bank of Fall Creek. The open space located to the rear of the St. George's Syrian Orthodox Church, 4020 North Sherman Drive, is also used for recreational purposes. There are some undeveloped vacant lots within the neighborhood that have the potential for recreational use (See map #5).

A very small portion of the neighborhood is used industrially. The light industrial use is found along the Norfolk and Southern Railroad and Millersville Road.

Vacant buildings (office) in the neighborhood are confined mainly to the area abutting the Meadows Shopping Center. Four office buildings 4000 and 4002 Meadows Drive and 3020 and 3030 Meadows Parkway have been vacant for a few years. The office building located at 39th and Eastern Streets has been vacated for a year.

Assets:

1. The ratio of industrial to residential and other uses in the neighborhood is low (6%).
2. There appears to be little to no intrusion of commercial or industrial uses into the predominant residential areas.

Problems:

1. Although many commercial establishments along Keystone Avenue are appropriate for the corridor, they are not properly zoned. (Many are currently residentially zoned)
2. The Comprehensive Land Use Plan and current zoning do not reflect the residential use in the area bound by Keystone Avenue, 38th Street and Millersville Road. Refer to Map #5 (Comprehensive Land Use).

3. Public/semi-public uses (cemetery, churches, school #11) are not currently shown on the comprehensive plan. These important parts of the neighborhood currently "do not conform."

Goal Statement:

Develop a land use policy that supports the best possible and compatible mix of uses while allowing growth to occur in a pattern beneficial to the neighborhood.

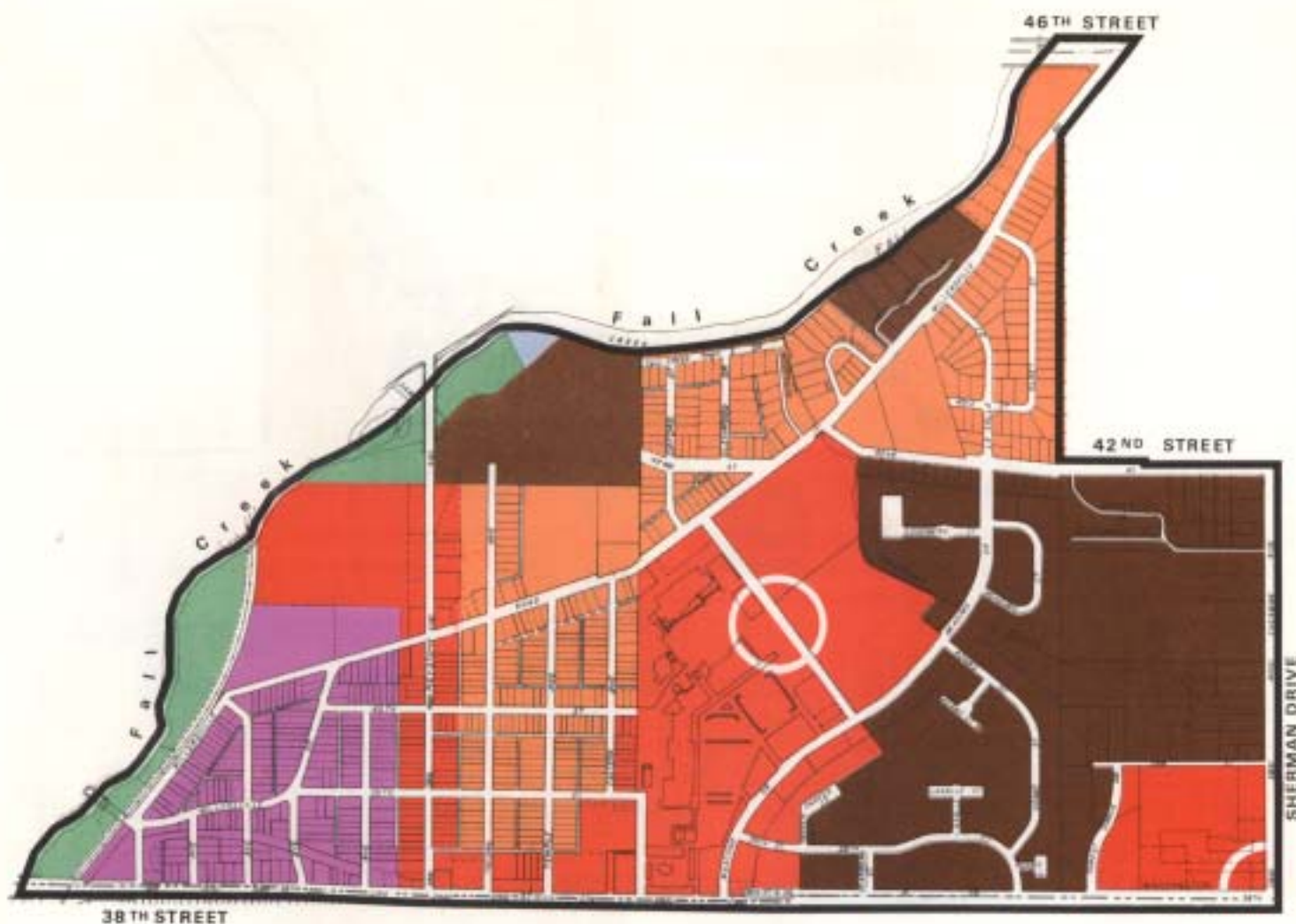
Recommendations:

The Meadows-Fall Creek Land Use Plan addresses the following main issues with these recommendations:

1. Most of the properties along Keystone Avenue from 38th Street to Fall Creek and on Millersville Road from 38th Street to 42nd Street are recommended for commercial land use. This plan recommends the retention of these properties for commercial use. This recommendation is compatible with the recommendations of the Keystone Corridor Land Use Plan.
2. Most properties from 38th Street and Millersville Road east to Meadows Drive are commercial. The use is appropriate. Retention of this use is recommended.
3. Residential areas south of the frontage properties on Millersville Road, north of frontage properties on 38th Street and east to Eastern Avenue are to remain residential in use. (See map #6).
4. The properties from Eastern Avenue east to Meadows Drive and diagonally northwest to 42nd Street (Meadows Shopping Center) are currently designated for commercial use and should remain so.
5. The area immediately east of the Meadows Shopping Center between 38th and 42nd Streets is multi-family (six apartment complexes). The continued use of this area for multi-family residential is appropriate.
6. Single-family residential units are located immediately north of the Meadows Shopping Center and apartment complexes. This land use is recommended to remain and be strengthened.
7. Current zoning indicates that properties north of 38th Street and west of Keystone Avenue is designated for commercial use. The Comprehensive Land Use Plan designates the same area as industrial. With the exception of Millersville Road, the area is characterized by single family homes. The Proposed Land Use Plan eliminates the industrial designation of a residential area. The Comprehensive Land Use Plan likewise should be modified to this extent.
8. The Sutherland Park Cemetery is shown on the Comprehensive Land Use Plan as residential. Similarly, all schools and churches in the neighborhood are not noted on the current Comprehensive Land Use Plan. The proposed Land Use Plan in this document properly notes these "special" uses.

9. The Comprehensive Land Use Plan designates the northwest corner of 38th Street and Sherman Drive as commercial. The Proposed Land Use Plan is recommending multi-family residential use to facilitate proper development of the site for a proposed multi-family use.
10. It is recommended that the properties located at 4000 and 4002 Meadows Drive be designated a housing and/or office mixed use.

Refer to Map #6 (Proposed Land Use Plan)



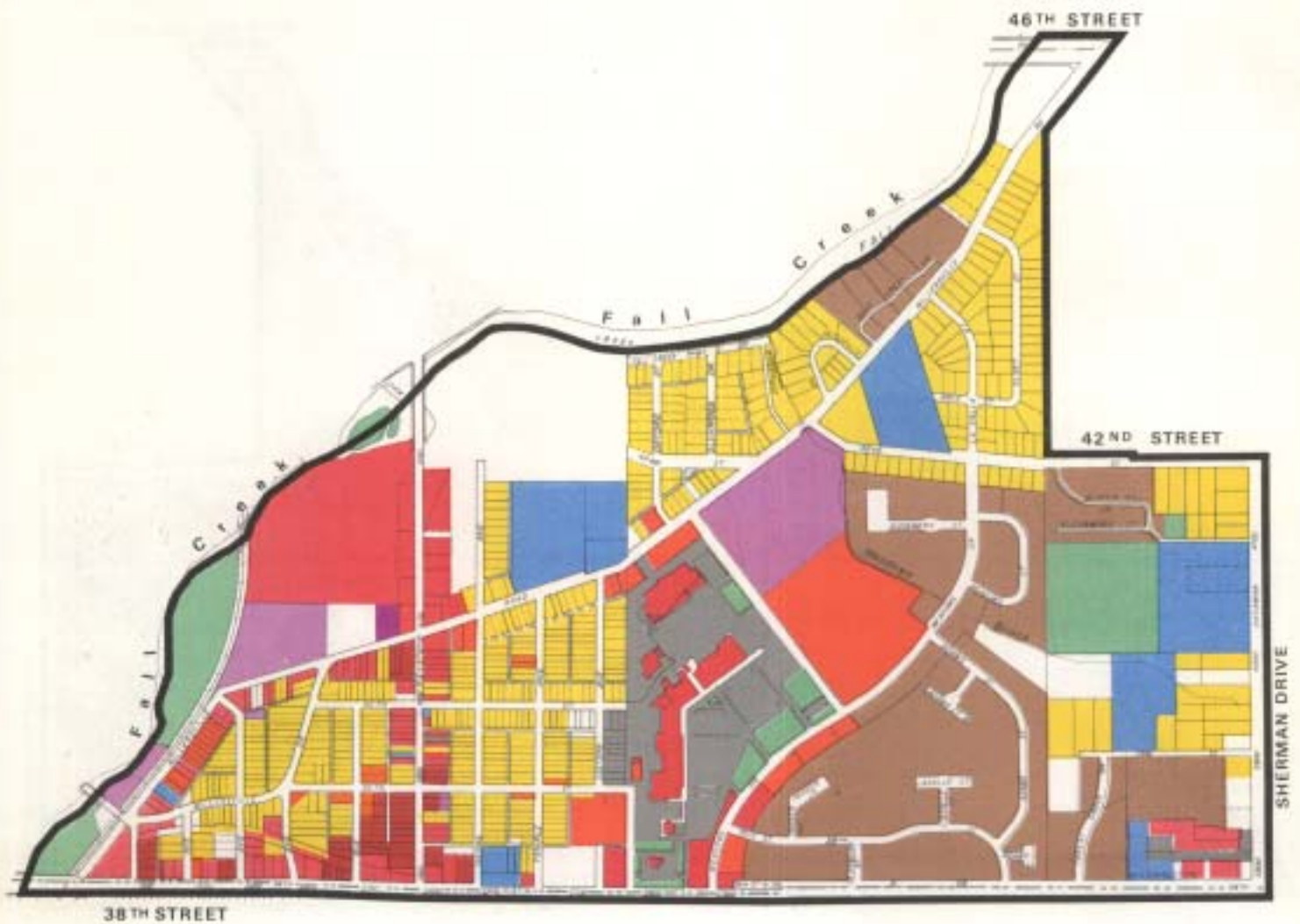
MEADOWS / FALL CREEK NEIGHBORHOOD PLAN AREA MAP 4 / COMPREHENSIVE PLAN-1984

RESIDENTIAL		D.U. / ACRE	COMMERCIAL		INDUSTRIAL
	Low Density	2-5		Cluster	 Light
	Medium Density	5-15		Commercial Center	 PARKS
	High Density	15+		LAKES AND WATERWAYS	 Existing Park

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Division of Planning
Indianapolis Marion County, Indiana



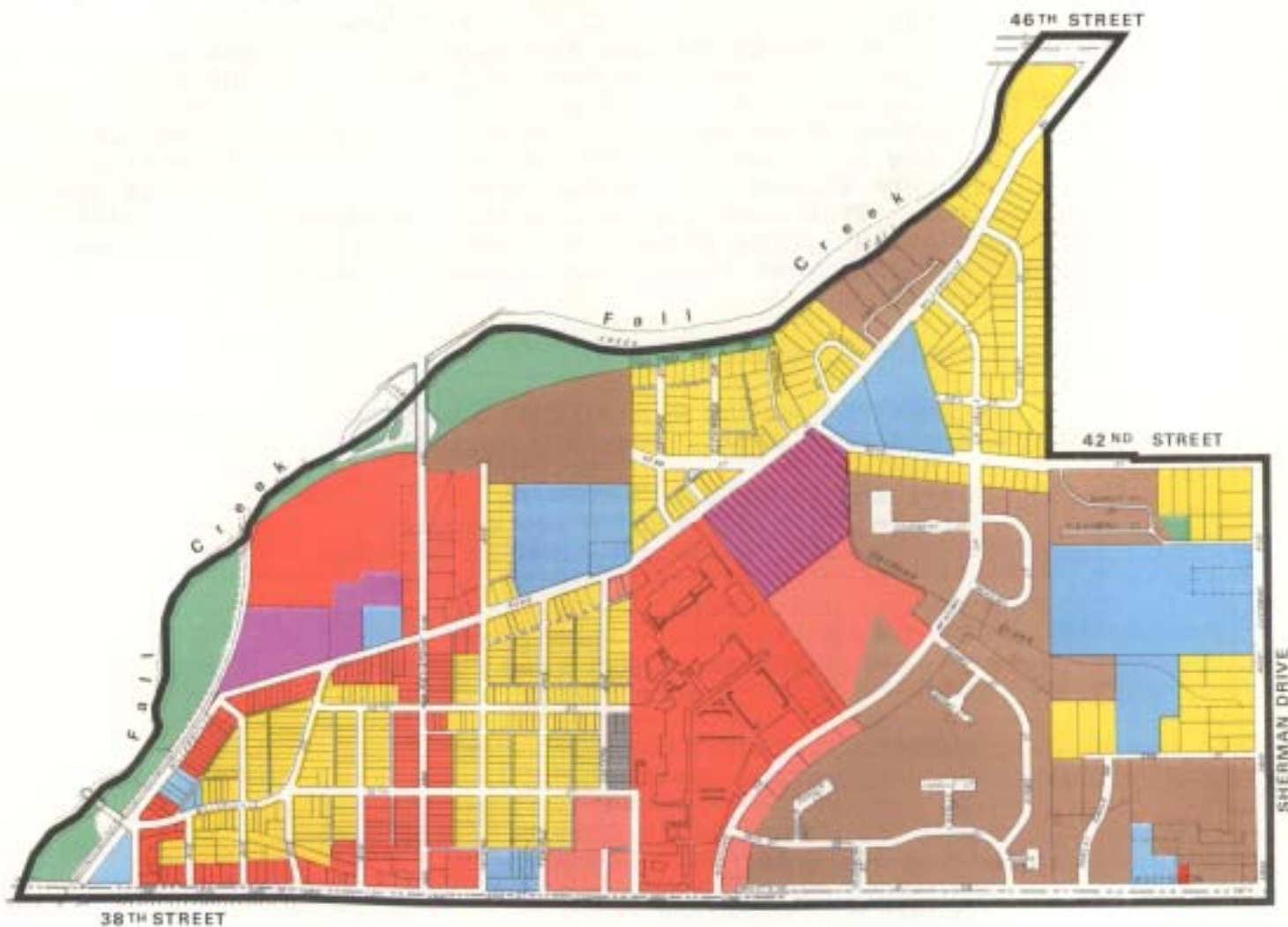
MEADOWS / FALL CREEK NEIGHBORHOOD PLAN AREA MAP 5/EXISTING LAND USE

RESIDENTIAL	COMMERCIAL	INDUSTRIAL	
Single Family	Office	Light	PARKS/OPEN SPACE
Two-Family	Retail	Heavy	PUBLIC / SEMI-PUBLIC
Multi-Family	Auto-Related		PARKING
Vacant			

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Indianapolis-Marion County, Indiana



MEADOWS / FALL CREEK NEIGHBORHOOD PLAN AREA MAP 6 / PROPOSED LAND USE-1987

 RESIDENTIAL	 COMMERCIAL	 INDUSTRIAL
 Medium Density	 OFFICE	 PUBLIC / SEMI-PUBLIC
 High Density	 SPECIAL COMMERCIAL DISTRICT	 OPEN SPACE
 PARKING		

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Division of Planning
Indianapolis Marion County, Indiana

ZONING

In order to provide for the orderly growth and development of the Meadows-Fall Creek Neighborhood, there needs to be a compatible relationship between zoning classifications and land use. The Keystone Avenue Corridor Study addresses the zoning classification/land use conflicts for the corridor area. This study reiterates those conflicts found on Keystone Avenue, while also referring to those conflicts which occur on Millersville Road, East 38th Street and Sherman Drive and other areas of the neighborhood. This zoning plan presents recommendations which match compatible zoning classifications with proposed land use in order to aid proper growth and redevelopment in the neighborhood.

Existing Zoning Classifications

There are fourteen zoning classifications within the Meadows-Fall Creek planning area. They are as follows:

1. Dwelling Districts
 - D2 - Single-Family - Low Density
 - D3 - Single-Family - Medium Density
 - D5 - Single-Family - High Density
 - D6 - Multi-Family - Low Density
 - D8 - Multi-Family - Attached
 - D9 - Suburban - High-rise Apartments
 - D10 - Multi-Family - High Density
2. Commercial Districts
 - C1 - Office District
 - C2 - Office-Apartment - High Intensity
 - C4 - Commercial - Community-Regional
 - C5 - Commercial - General
3. Industrial District
 - I3U - Medium Industrial Urban District
4. Park District
 - PK2 - Park Perimeter Special District Two
5. Special Use District
 - SU1 - Churches

Assets:

1. From 1970 to present, there has been relatively little zoning activity (rezonings or variances). Zoning activity which has occurred has been confined mainly to the area along Millersville Road and Keystone Avenue.

Problems:

There are several instances where current zoning and current land use are not compatible. Several of these conflicts have been identified in the Keystone Avenue Corridor Study and have been incorporated in this study. Additional land use/zoning conflicts throughout the Meadows-Fall Creek Neighborhood are included in this plan in order to comprehensively address the entire planning area.

1. Commercial development currently exists on land which is currently zoned residential. This is particularly true on Keystone Avenue from 38th Street north to Fall Creek, (the northern boundary of the study area). The same situation does exist - extending further north into the Keystone Avenue Corridor. Examples of this kind of conflict are:

	Present Zoning Classification	Proper Zoning Classification For Use
a. 3913 N. Keystone Avenue - Nutrition Food Center	D5	C4
b. 3935 Millersville Road - Nu-Sash Windows	D5	C1D
c. 3939 Millersville Road - Daltile	D5	C4
d. 3999 Millersville Road - Ameripak Housing Products	D5	C1D
e. 4012 Millersville Road - House Tech	D5	C1D
f. 4015 Millersville Road - L & K General Contractors	D5	C1D
g. 4035-4043 Millersville Rd.- Arab Pest Control	D5	C1D
h. 4040 Millersville Road - Bakery	D5	C4
i. 4049 Millersville Road - Clean Air Service	D5	C4
j. 4061 Millersville Road - Dee's Barricade & Light	D5	C1D
k. 4088 Millersville Road - Small Engine Repair	D5	C5

Refer to page 28.

2. There are churches in the neighborhood which are improperly zoned. They are:
 - a. Church of the Living God, 2502 E. 38th St.
(Currently - C5)
 - b. First Church of Christ Scientist, 3620 E. 38th St.
(Currently - C1)

These uses would more appropriately be designated by the special use (SU1) district which denotes church use.

3. In the following cases, the commercial zoning district is proper for the major thoroughfare; the residential uses have become incompatible.

	<u>Existing Zoning</u>	<u>Current Use</u>
a. 3906 N. Keystone Ave.	C5	D5
b. 3910 N. Keystone Ave.	C5	D5
c. 3922 N. Keystone Ave.	C5	D5

Goal Statement:

To provide for the orderly growth and development of the Meadows-Fall Creek Neighborhood which supports a proper relationship between proposed land use and zoning classifications.

Objectives:

The zoning objectives for the Meadows-Fall Creek Neighborhood are as follows:

1. Correctly zone properties whose use, although appropriate for the area, is not matched by an appropriate zoning classification.
2. Downzone certain commercial areas to a lower classification to better support the most appropriate range of uses in the area.
3. Upzone segments of the area where present zoning classifications are outdated and inappropriate for a commercial area.

Recommendations:

The Keystone Avenue Corridor Study extends through part of the Meadows Fall Creek Neighborhood. In that study, certain properties were recommended to be rezoned in order to be compatible with current use. In addition to other properties identified by this plan (Meadows-Fall Creek), properties from the Keystone Avenue Corridor Study, from 38th Street to Fall Creek have been incorporated.

The following table relates to specific properties where recommendations are made for rezoning. Priorities for rezoning action are prioritized in the following manner:

- Priorities (See pages 28-31)
- I. Immediate Action
 - II. Action Within the Next Five Years
 - III. Long Term Action

Most of the rezoning recommendations in this plan relate to uses which are appropriate but have an inappropriate zoning classification. (example - School #11, 3212 E. 42nd Street)

Proper matching of land use designation and zoning classifications are of the utmost importance in assisting the proper and compatible development and growth of the Meadows-Fall Creek area. Refer to Map 8 and Map 9 for a comprehensive listing and prioritizing of zoning recommendations and changes.

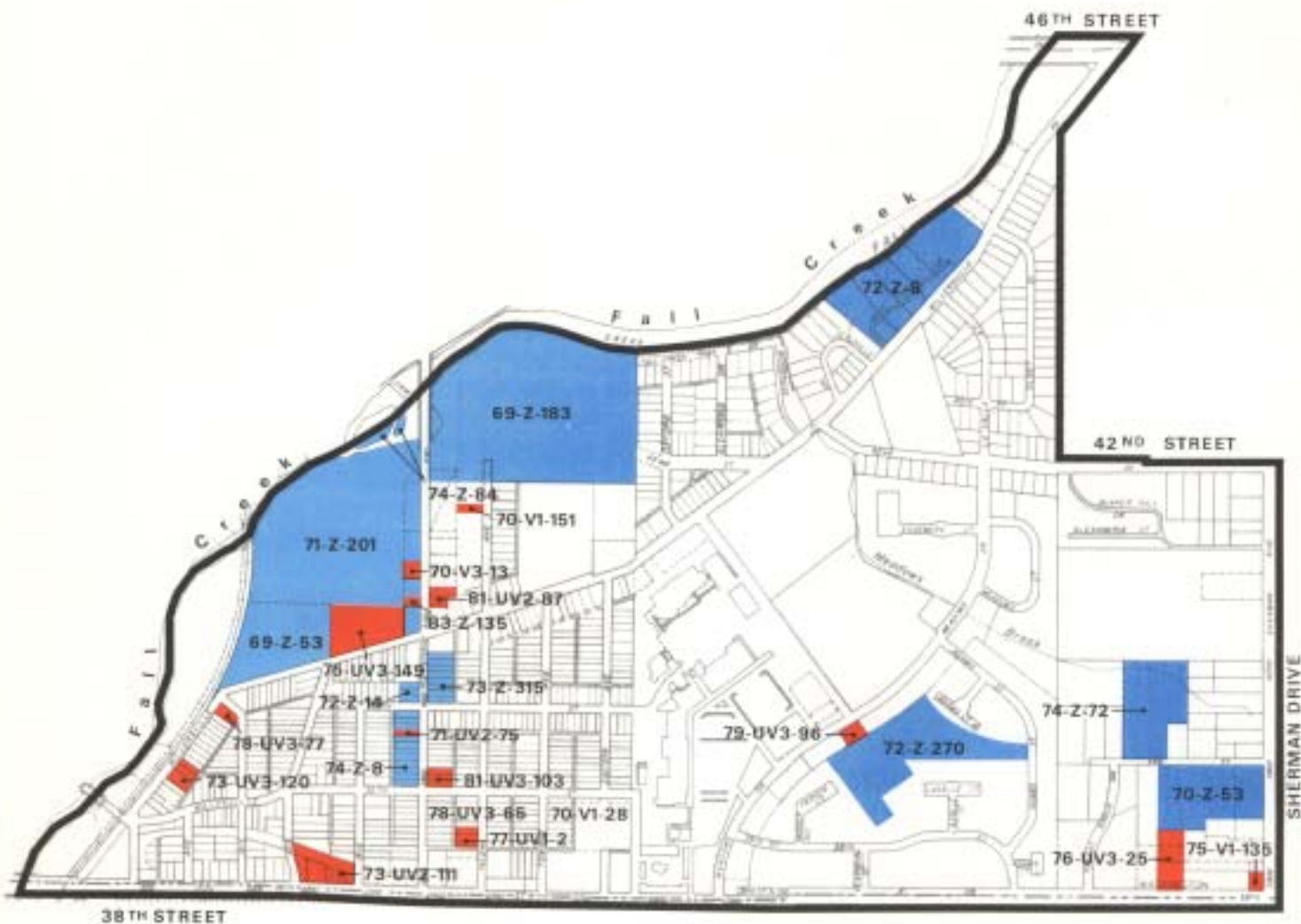
Properties Recommended For
Zoning Action
February, 1987

Property Address	Uses(s)	Present Zoning	Recommended Zoning	Objective Addressed	Priority
1. 4120 North Keystone Avenue	Offices (Office Bldg)	D5	C4	1.	I.
2. 4035-4043 Millersville Rd.	Pest Control Service	D5	C1D	1.	I.
3. 4049 Millersville Road	Air Filter Service	D5	C1D	1.	I.
4. 4024 Millersville Rd. All property east of this address to 4102 N. Keystone	Vacant Land/ Industrial Storage	D5	I3U	1.	I.
5. 4040 Millersville Road	Bakery	D5	C3	1.	I.
6. 4088 Millersville Road	Small Engine Repair/Power Equip. Parts	D5	C3	1.	I.
7. 4098 Millersville Road	Residence	D5	C3	1.	I.
8. 3939 North Keystone Avenue	Beauty Salon	D5	C3C	1.	II.
9. 3929 North Keystone Avenue	Vacant	C5	C3C	3.	II.
10. 3921 North Keystone Avenue	Residence	D5	C3C	3.	II.
11. 3913 North Keystone Avenue	Nutrition Food Center	D5	C3C	1.	II.
12. 3901 North Keystone Avenue	Vacant	D5	C3C	1,3	II.
13. 3845 North Keystone Avenue	Service Station	C5	C4	2.	II.
14. 3839 North Keystone Avenue	Residence	C5	C4	2.	II.
15. 3835 North Keystone Avenue	Residence	C5	C4	2.	II.

Property Address	Uses(s)	Present Zoning	Recommended Zoning	Objective Addressed	Priority
16. 3833 North Keystone Avenue	Out House Sheds Sales/ Construction	C5	C4	2.	I.
17. 3821 North Keystone Avenue	Auto Sales (Used)	C5	C4	2.	I.
18. 2407 East 40th Street	Residence	D5	C3C	3.	I.
19. 2415 East 40th Street	Residence	D5	C3C	3.	I.
20. 2415 East 39th Street	Machinery Co. (Manufactur.)	C5	C4	2.	I.
21. 3865 Hillside Avenue	Residence	D5	C5	3.	II.
22. 3845 Hillside Avenue	Residence	D5	C5	3.	II.
23. 2302 East 38th Street	Auto Parts Store	D5	C5	1.	I.
24. 2330 East 38th Street	Restaurant (Fast Food)	D5	C5	1.	I.
25. 2402 East 38th Street	Restaurant (Fast Food)	C5	C4	2.	I.
26. 2416 East 38th Street	Rental Center (Furniture)	C5	C4	2.	I.
27. 2422-2428 East 38th Street	Auto Parts Sales & Serv.	C5	C4	2.	I.
28. 3935 Millersville Road	Home Remodel.	CID	CD	1.	I.
29. 4015 Millersville Road	Contractors	CID	CD	1.	I.
30. 4061 Millersville Road	Light Equip. Rental	D5	C1	1.	I.

Property Address	Uses(s)	Present Zoning	Recommended Zoning	Objective Addressed	Priority
31. 4160 Millersville Road	Church	D5	SU1	1.	II.
32. 2502 E. 38th Street	Church	C5	SU1	1.	I.
33. 3620 E. 38th Street	Church	D2	SU1	1.	I.
34. 4000 Meadows Drive	Office	C4	C1	2.	II.
35. 4002 Meadows Drive	Office	C4	C1	2.	II.
36. 3202 E. 42nd Street	School	C4	SU2	1.	II.
37. 38th & Sherman Drive	Bank	C4	C1	1.	I.
38. 4201 Millersville Road	Dairy	C5	C5	1.	I.
39. 3020 Meadows Parkway	Office	C4	C1	2.	I.
40. 3030 Meadows Parkway	Office	C4	C1	2.	I.
41. 3740 E. 38th Street	Vacant	C4	C2	2.	I.
42. 1721 E. 38th Street	Vacant	D5	SU9	1.	I.
43. 3921-3929 Millersville Rd.	Church	D5	SU1	1.	I.
44. 3901 Millersville Rd.	Restaurant	D5	C1	1.	I.
45. 3915 Millersville Rd.	Trophy Shop	D5	C1	1.	I.
46. 3939 Millersville Rd.	Home Remodeling	D5	C1	1.	I.

Property Address	Use(s)	Present Zoning	Recommended Zoning	Objective Addressed	Priority
47. 3949 Millersville Rd.	Vacant	B5	C1	1.	I.
48. 3999 Millersville Rd.	Lab Supplies	B5	C1	1.	I.
49. 1821 Millersville Drive	Auto Parts	C4	C1	1.	II.
50. 2602-30 E. 38th St.	Vacant	C5	C1	1.	I.
51. 2702 E. 38th St.	Car Wash	C5	C1	2.	I.
52. 2816 E. 38th St.	Lounge	C1	C5	3.	I.
53. 2840 E. 38th St.	Beauty Supply	C1	C5	3.	I.
54. 3801 Meadows Dr.	Recycling	C4	C1	2.	II.
55. 3901 Meadows Dr.	Motion Picture Equipment	C4	C1	2.	II.
56. 3919 Meadows Dr.	Vacant	C4	C1	2.	II.
57. 3939 Meadows Dr.	Office	C4	C1	2.	II.
58. 3949 Meadows Dr.	Day Care	C4	C1	2.	II.
59. 3969 Meadows Dr.	Office	C4	C1	2.	II.
60. 3602 Bunker Hill Drive	Apartments	B2	D8	1.	I.
61. 3550 E. 40th St.	Vacant	B2	SU1	1.	I.
62. 4001-4043 Millersville Rd.	Commercial Residential Properties	B5	C1	1.	I.
63. 4006-4012 Millersville Dr.	Commercial Residential Properties	B5	C1	1.	I.



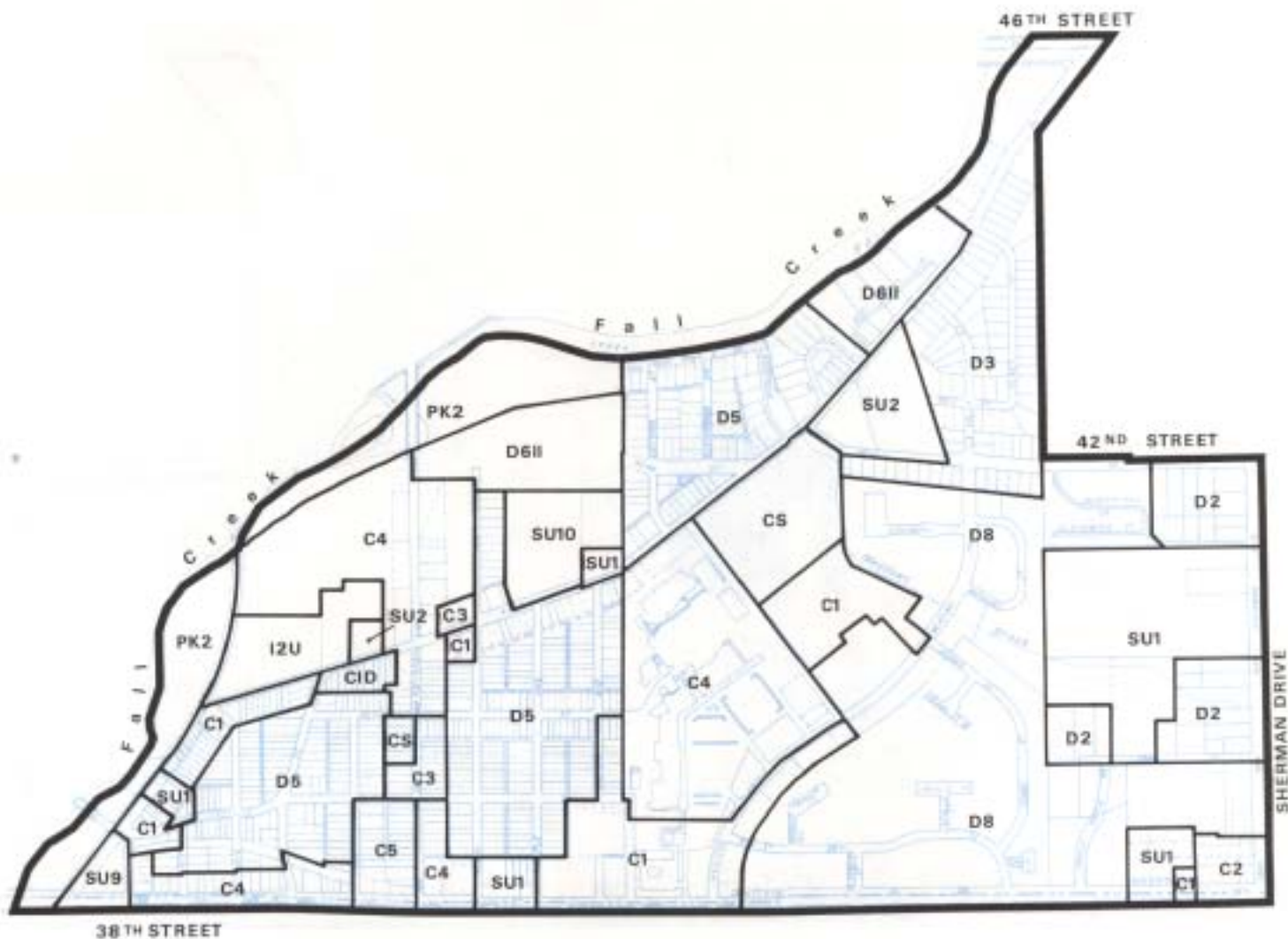
**MEADOWS / FALL CREEK
NEIGHBORHOOD PLAN AREA**
MAP 7 / REZONINGS AND VARIANCES-1970 TO 1987

Blue: Rezoning 1970 To 1987
Red: Variances 1970 To 1987

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June 1987
Department of Metropolitan Development
Division of Planning
Indianapolis-Marion County, Indiana



MEADOWS / FALL CREEK NEIGHBORHOOD PLAN AREA

MAP 8 / PROPOSED ZONING PLAN

RESIDENTIAL DISTRICTS

D2, D3, D5, D6II, D8

COMMERCIAL DISTRICTS

C1 Office Buffer
C2 High Intensity Office Apartment
C3 Neighborhood Commercial
C4 Community Regional
C5 General Commercial
CID Commercial Industrial

C5 SPECIAL COMMERCIAL DISTRICTS

INDUSTRIAL DISTRICTS

I2U Light Industrial

PARK DISTRICTS

PK2 Park District Two

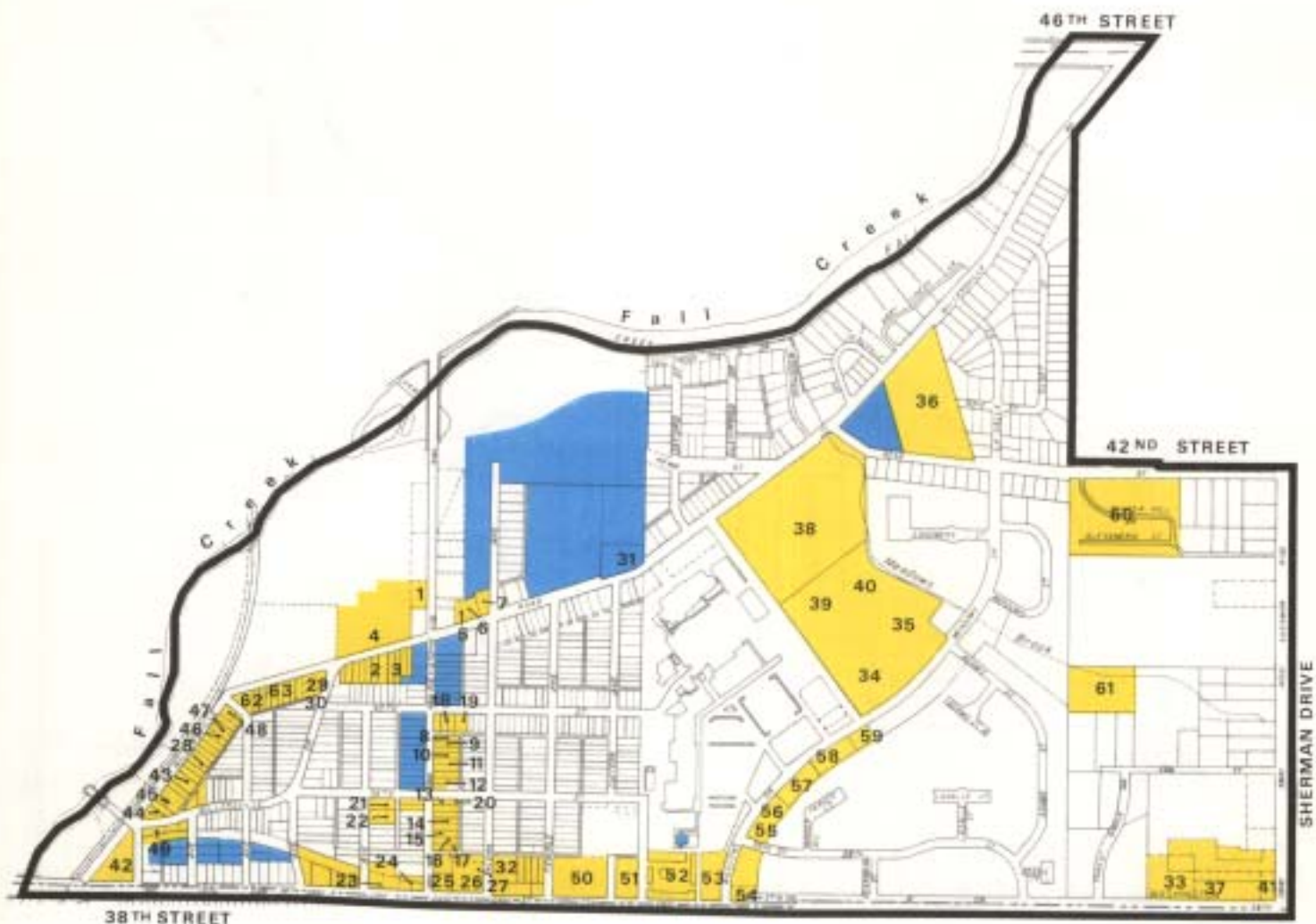
SPECIAL USE DISTRICTS

SU1 Churches
SU2 Schools
SU9 City County or State Government
SU10 Cemeteries

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MEADOWS / FALL CREEK NEIGHBORHOOD PLAN AREA

MAP 9/PROPOSED ZONING CHANGES

PRIORITY I PRIORITY II

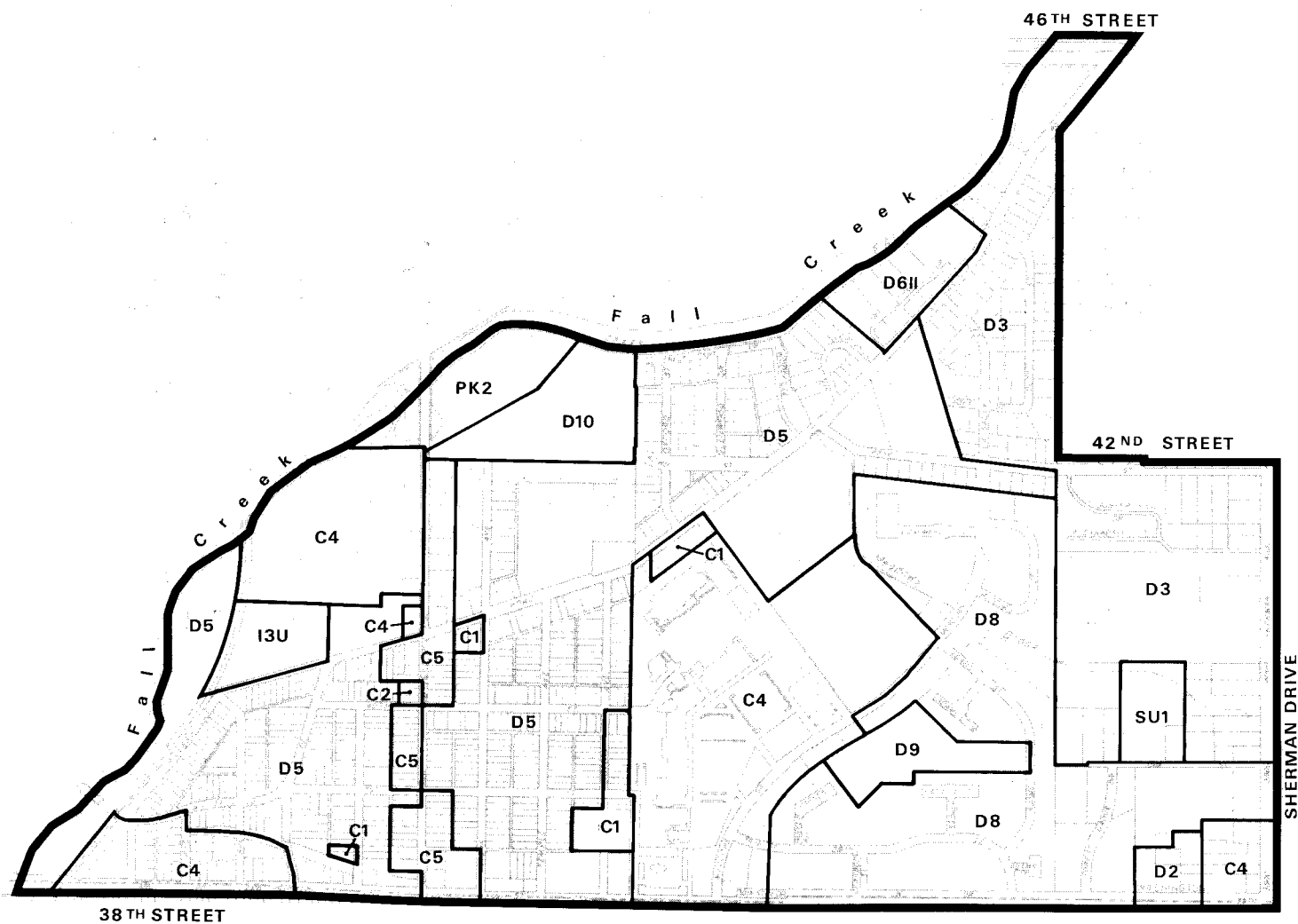
FROM TO		FROM TO		FROM TO		FROM TO		FROM TO		FROM TO		FROM TO	
1.05	C4	11.05	C3C	21.05	C5	31.05	SU1	41.05	C2	51.05	C5	61.05	C5
2.05	C1D	12.05	C3C	22.05	C5	32.05	SU1	42.05	SU9	52.05	C1	62.05	C1
3.05	C1D	13.05	C4	23.05	C5	33.05	SU1	43.05	SU1	53.05	C1	63.05	C1
4.05	C3U	14.05	C4	24.05	C5	34.05	C1	44.05	C1	54.05	C1		
5.05	C3	15.05	C4	25.05	C5	35.05	C1	45.05	C1	55.05	C1		
6.05	C3	16.05	C4	26.05	C5	36.05	C1	46.05	C1	56.05	C1		
7.05	C3	17.05	C4	27.05	C5	37.05	C1	47.05	C1	57.05	C1		
8.05	C3C	18.05	C3C	28.05	C1D	38.05	C5	48.05	C1	58.05	C1		
9.05	C3C	19.05	C3C	29.05	C1D	39.05	C1	49.05	C1	59.05	C1		
10.05	C3C	20.05	C4	30.05	C1	40.05	C1	50.05	C1	60.05	C1		

See Text For Description Of Recommended Zoning

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MEADOWS / FALL CREEK NEIGHBORHOOD PLAN AREA

MAP 10 / EXISTING ZONING CLASSIFICATIONS

DWELLING DISTRICTS

- D2 Single Family-Low Density
- D3 Single Family-Medium Density
- D5 Single Family-High Density
- D6II Multi Family-Low Density
- D8 Attached Multi Family
- D9 Suburban High Rise Apartments
- D10 Multi Family-High Density

COMMERCIAL DISTRICTS

- C1 Office Buffer
- C2 Office/Apartment-High Intensity
- C4 Community Regional
- C5 General Commercial

SPECIAL USE DISTRICTS

- SU1 Church
- PK2 Park Perimeter Special District Two

INDUSTRIAL DISTRICTS

- I3U Medium Industrial Urban District

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HOUSING AND RESIDENTIAL ENVIRONMENT

Although there is a diverse mixture of land use in the Meadows-Fall Creek neighborhood, the predominant use is residential. There are 182.25 acres designated for residential use. That represents thirty-seven percent of the total use. Washington Township Assessor's records indicate that residential units located in the western portion of the neighborhood were built in the early 1950's whereas homes located in the northeast quadrant of the neighborhood were built in the 1960's.

There are six major apartment complexes in the neighborhood. They are:

- Pine Hills Apartments, 4005 Meadows Dr. (364 units)
- Meadows Apartments, 4006 Meadows Dr. (330 units)
- Chrystal Glen Apartments, 3805 N. Dearborn Street (650 units)
- Parkwood Apartments, 3858 Forest Grove Dr. (250 units)
- Sherman Forest Apartments, 3517 E. 39th Street (130 units)
- Pebble Tree Apartments, 3602 Bunker Hill Dr. (157 units)

According to the land use/building condition survey, 77% of the housing in the Meadows-Fall Creek neighborhood is in sound condition.

The windshield survey was conducted by driving every street within the Meadows-Fall Creek area and making an observation from within the vehicle. Land use and building conditions were tabulated in this manner.

Housing Conditions

- A. . Sound
 - . OK or needs "handyman" operations
 - . A primary structure that is adequate for its use or could be made so with a few relatively simple maintenance operations. (Requires paint with little preparation, small areas of concrete or masonry to be patched, a few shingles to be replaced, gutters to be patched or straightened.)
- B. . Deteriorating - Minor
 - . Lack of maintenance resulting in deterioration of the building
 - . A primary structure that appears structurally stable, yet requires maintenance. (Requires paint with extensive preparation, porch slightly leaning, doors or windows in state of disrepair, new roof surface needed, gutters falling off or missing.)

- C. . Deteriorating - Major
 - . Hazardous Neglect
 - . A primary structure that requires structural correction and/or complete renewal or replacement of surface materials. (Settling or crumbling foundation, leaning walls or chimneys, exaggerated sagging of roof, extensive rotting of wood, loose masonry, doors or windows missing, minor fire damage).
- D. . Substandard
 - . Beyond Repair
 - . A primary structure not fit for use due to structural deterioration (sections of walls or roofs missing) extensive fire damage, more than one major structural deterioration factor).

Residential	A	% of Total	B	% of Total	C	% of Total	D	% of Total
Single	377	.75	106	.21	2	.004	0	.00
Double	4	.008	6	.01	0	.00	0	.00
Multi-Family	<u>7</u>	.01	<u>0</u>	.0	<u>0</u>	.00	<u>0</u>	.00
	388	.77	112	.22	2	.01	0	.00
Total	(Structures) 502							

Assets

1. According to the land use/building conditions survey, the majority of housing units in the neighborhood are in sound condition (77%).
2. According to the land use/building condition survey, only 22 percent of the housing structures exhibited minor deterioration. Only two structures were in a state of major deterioration and none were classified as substandard.
3. The six major apartment complexes in the neighborhood are structurally sound.
4. The homes in the northeast quadrant of the neighborhood are better than average in value and are in good condition.

Problems

1. There is an incompatible mix of residential and commercial uses on Keystone Avenue between 38th Street and Millersville Road.

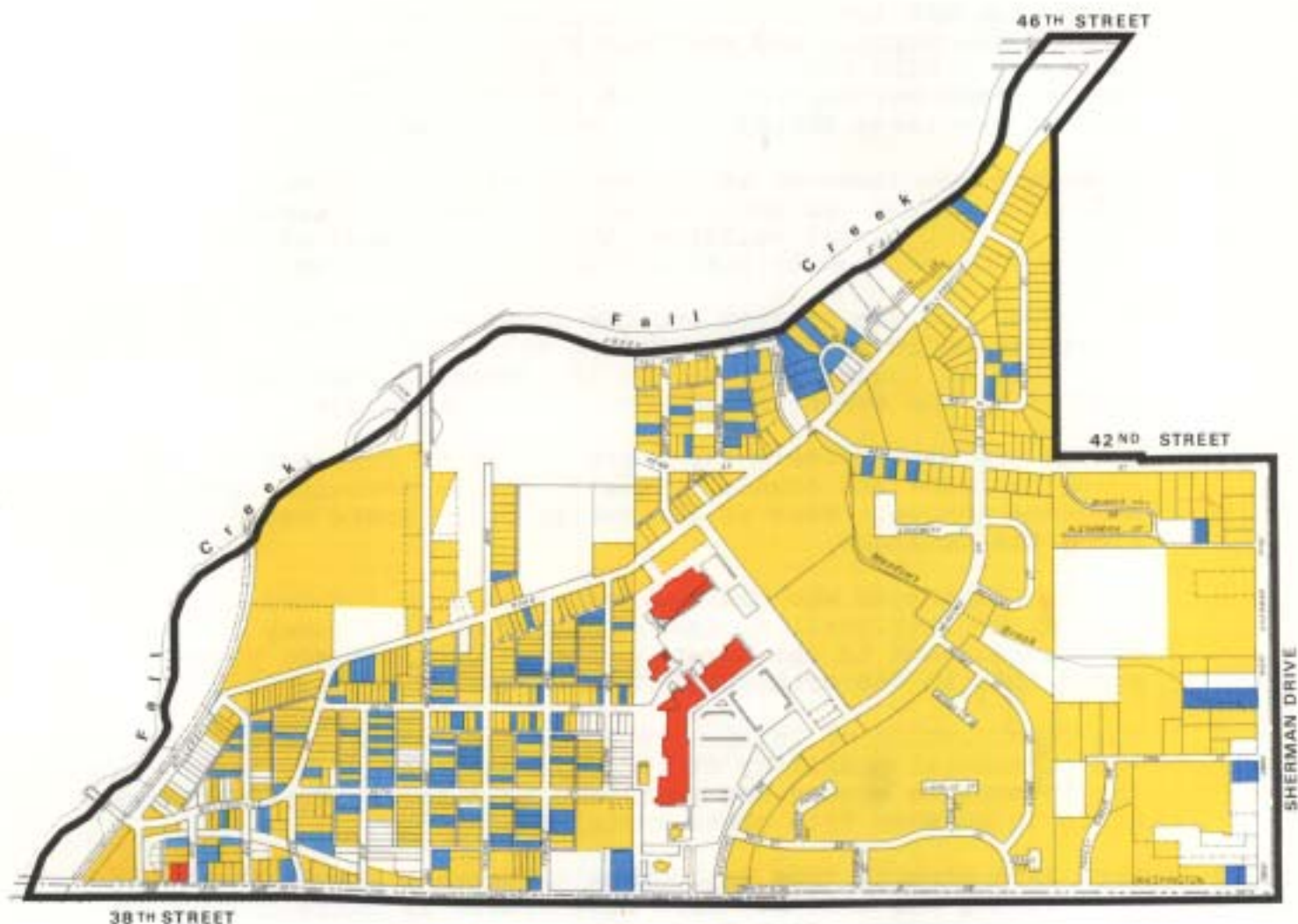
2. Junked and abandoned cars from private residences and auto repair shops are visible in the neighborhood.
3. High heat bills in some of the apartment complexes contribute to high vacancy rates.
4. There is some evidence of noncompliance to minimum codes in the apartment complexes (exposed wiring, etc.).
5. Vacant lots are used as dumping grounds and are eyesores in the neighborhood as well as being unsafe for area residents.

Goal Statement:

Prevent deterioration of the housing stock in the Meadows-Fall Creek neighborhood and provide safe, decent and affordable housing for all.

Recommendations

1. Develop a housing consortium consisting of apartment managers, renters, and home owners to discuss and keep abreast of local housing problems which would be of concern to all.
2. Enforce minimum housing codes. Demolish structures which have not been brought into compliance after a reasonable length of time.
3. Encourage the owners of the vacant property in the rear of the Parkwood Apartments to adequately maintain or develop the property.



MEADOWS/FALL CREEK NEIGHBORHOOD PLAN AREA

MAP 11 / BUILDING CONDITIONS



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COMMERCIAL & ECONOMIC DEVELOPMENT

During the mid 1800's, much of northeast Indianapolis was farmlands. The Norfolk and Southern Railroad was subsequently built. The line was completed to Peru, Indiana in April 1854. The railroad development did not affect any commercial development to any large degree in the neighborhood.

Commercial development in the Meadows-Fall Creek neighborhood did not really occur until after World War II. Along with the surge in residential building, to meet the needs of the returning servicemen, retail business was on the upswing.

The advent of the trolley and the automobile did much to change retail sales in the Meadows-Fall Creek neighborhood. Retail outlets were no longer confined to the downtown area, but were shifted to the suburban residential neighborhoods.

During the early 1950's the Keystone Avenue Corridor was developing by leaps and bounds. Several car dealerships located on Keystone Avenue. Some of the better restaurants began to emerge along the Corridor.

For those persons who had the desire to live further northeast (Carmel and Noblesville) the construction of Highway 37 became an access route to the Keystone Avenue Corridor and played a major role in the commercial development of the area.

The construction of Interstate 70 in the 1970's further impacted the commercial viability of the Keystone Avenue corridor. Using the interstate system has continued to make the Corridor accessible to persons from other parts of the City.

East 38th Street, from Fall Creek to Sherman Drive also developed during the 1950's. This development is characterized by auto parts stores, fast food restaurants, a bank, and convenience stores. Much of the development on East 38th Street (north side of street) was devoted to apartment complex construction.

The Meadows Shopping Center was the first shopping center built in Indianapolis during the 1950's. A market analysis at that time indicated that there was a need for the goods and services that a major shopping facility could offer. During that time, the socio-economic characteristics of the neighborhood were quite different. The residents of the major apartment complexes were predominantly white upper-middle class with financial resources to support this new center with Wasson's Department Store, Standard Super Market, and the Stockholm House Restaurant, etc. as major tenants.

The decline of the Meadows Shopping Center is most certainly correlated with the socio-economic changes which have occurred in the neighborhood.

An observation of the frontal properties on Millersville Road, 38th Street to Keystone Avenue indicates that several conversions from residential to commercial use have taken place.

Demographic data cited previously reveal that the Meadows-Fall Creek neighborhood's level of unemployment exceeds that of Marion County's. Undoubtedly, high levels of unemployment affect the levels of income received by neighborhood residents. The 1980 census notes that Marion County's median family income amounted to \$17,400. The same source reports that the median family income for the Meadows-Fall Creek census tract (CT 3226) totaled \$12,145.

A neighborhood suffering from high levels of unemployment loses much of its economic vitality. The loss of real income precipitates the occurrence of unfavorably balanced economic flows, devalued community resources, and non-local (neighborhood) ownership of community wealth. This combination of misfortunes has left much of the Meadows-Fall Creek neighborhood structurally, socially, and economically troubled.

Assets:

1. Commercial establishments along Keystone Avenue and East 38th Street provide a wide array of goods and services.
2. Pedestrian and vehicular access to commercial establishments is good.
3. The traffic volume on Keystone Avenue enhances the economic potential of the neighborhood.
4. Auto related sales enhance the economic use of the neighborhood by providing commuter accessibility to business establishments.
5. There is one bank in the neighborhood. It is:
Indiana National Bank, 38th Street and Sherman Drive.
Another bank, Merchants National Bank, serves the neighborhood from 46th and Allisonville Road.
6. Efforts are under way to revitalize the Meadows Shopping Center. Eight different projects are currently proposed by the owners of the property (Pentecostal Assemblies of The World).

7. Potential office space is available in the Meadows Shopping Center.
8. Several new businesses have opened in recent years. Popeye's Chicken and McDonald's opened in the vicinity of 38th Street and Keystone Avenue. Other businesses that have made improvements are:
 - a. Bane Carpet Cleaning
 - b. Miller-Eads
 - c. Information Dynamics, Inc., 4012 N. Keystone (has received tax abatement)
 - d. New beauty salon next to Payless Shoes at Millersville Road and Keystone Avenue.
 - e. American Consulting Engineers, Inc. has remodeled the building which is located at 4165 Millersville Road. (Refer to Appendix D for additional information on the current property owners in the Meadows Shopping Center area.)
9. The merchants association is active in the neighborhood serving the interest of commercial establishments along the Keystone Avenue Corridor from 38th Street to Fall Creek.
10. The Meadows Shopping Center, through the Indianapolis Business Development Foundation, has applied for and received Community Development funds to initiate some of its projects. (See Appendix C).

Problems:

1. Several residential homes have been converted into commercial establishments. This is particularly true on Keystone Avenue between 39th Street and Millersville Road.
2. Renovation is needed on structures in the Keystone Avenue Corridor south of Fall Creek, the Meadows Shopping Center and the office building abutting the north end of the shopping center. The office buildings are structurally sound, however they have been vandalized since they were vacated. The office building parking lots have not been maintained and often appear unsightly with overgrown weeds and other debris. Much of the dumping is perceived by area residents to be caused by persons who live outside of the neighborhood.
3. Crime and juvenile delinquency are deterrents to commercial development in the neighborhood.
4. Although development at 38th and Sherman Drive is desirable, several businesses have had to relocate. They are:

- a. Four Laundrymat, 3704 Sherman Dr.
- b. American Beauty Shop, 3706 Sherman Dr.
- c. I.R.C. Records, 3708 Sherman Dr.
- d. Hair Flair, 3718 Sherman Dr.
- e. H.D. Security, 3722 Sherman Dr.
- f. Classic Footware, 3728 Sherman Dr.
- g. Lesters Bar-B-Q, 3732 Sherman Dr.

Hair Flair has relocated to the Meadows Shopping Center, however, H.D. Security and Classic Footware have moved from the area. H.D. Security moved to 3116 Sherman Drive. Classic Footware relocated to 5421 East 38th Street.

5. The aesthetic perception of the neighborhood is such that potential businesses are reluctant to locate in the Meadows Shopping Center.
6. According to the neighborhood survey a large number of the respondents perceive the Meadows Shopping Center as having a blighting influence on the neighborhood.
7. Some area residents feel that there are insufficient goods and services throughout the neighborhood.

Goal Statement:

To increase the economic viability of the neighborhood, through a public/private partnership by establishing motivational factors which will relate to the orderly growth of the neighborhood business community.

Recommendations:

1. Provide incentives for the proper establishment and ongoing development of commercial. Tax abatement is an example of an incentive that can be used to attract and retain businesses in the area. (Refer to Appendix E for tax abatement policy and map.)
2. Renovate and maintain the Meadows Shopping Center and the adjacent office buildings. The current owners of the shopping center are exploring several options plans to restore some of the retail footage of the complex. Other portions of the complex should be devoted to non-retail use. The City should participate to the greatest extent possible to assist neighborhood and property owners find a long-term solution for this Center.
3. Provide adequate pedestrian and vehicular access along Keystone Avenue and East 38th Street where needed to promote commercial development in the neighborhood.

4. Encourage continued cooperation from the Indianapolis Police Department to provide adequate security for area residents who frequent the various commercial establishments. A coalition of police personnel, area merchants and residents should be established to accomplish this purpose. Commercial establishments should be encouraged to employ private security guards where felt needed.
5. Provide zoning districts which are germane to that use. Prevent intrusion of commercial uses into residential uses.
6. Establish an educational and skills development program designed to prepare unemployed neighborhood residents for jobs created by the construction and operation of future businesses.
7. Establish a non-profit community economic development corporation whose responsibilities would include overseeing neighborhood economic developments in general and planning for and marketing of vacant properties.
8. Other recommended options for the development of the Meadows Shopping Center area, but not limited to are:

- Renovate the northern two office buildings (4000 and 4002 Meadows Dr.) into:

Mixed Use

- (a). Housing/Office
- (b). Housing/Day Care
- (c). Office/Day Care
- (d). Community Center/Office
- (e). Housing/Classrooms (Aenon Bible College)
- (f). Office/Classrooms (Aenon Bible College)

- Reuse existing shopping center as:

- A. Major redevelopment of existing shopping center into "Off Price" mall
- B. Small Business Incubation Headquarters
- C. City Assistance Small Business Headquarters

- Sell the shopping center to a private developer for redevelopment

- Demolish partial facility

- A. Clark College expansion
- B. Possible anchor retail
- C. Relocation of scattered retail uses along 38th Street into the shopping center
- D. Parking lot expansion
- E. Office space
- F. Nursing home
- G. Redevelop for religions/office headquarters

AT&T Building 39th and Eastern

- Renovate/Reuse for:

- A. Welfare Department Substation
- B. Relocation of:
 - 1. Branch Library (Emerson)
 - 2. Forest Manor Multi Service Center
- C. Health and Hospital Facility
- D. Offices
- E. Mixed Use Office/Residential

Five Commercial Structures Fronting 38th Street -
Eastern Avenue and Meadows Drive (northside)

- Demolish all structures for reuse:

- A. Parking
- B. Expansion of Meadows Shopping Center to the front
abutting 38th Street
- C. New commercial uses

- Renovate existing structures:

- A. Upgrade current uses
- B. New Commercial Facilities

Bowling Alley

- Renovate as

- A. Bowling Alley
- B. Warehouse
- C. Ambulance Service
- D. Large Appliance Sales
- E. Athletic/Health Club
- F. Auction House
- G. Boat Sales and Service
- H. Community Center
- I. Catering Service
- J. Vocational School
- K. Expansion of Robert's Dairy

- L. Wholesale Center
- M. Cinema
- N. Storage For State Fairgrounds
- O. Limousine Service
- P. Newspaper Publishing/Substation
- Q. Roller Skating
- R. Sign Contractor

INDUSTRIAL

The Meadows-Fall Creek Neighborhood has a small portion of land which is currently industrial use. Of 504 total acres, only 20 acres or 3.95% are devoted to industrial use, including both light and heavy. Light industrial use constitutes 19.2 acres. The industrial sites are located primarily along the Norfolk and Southern Railroad and Millersville Road. The largest industrial site in the Meadows-Fall Creek neighborhood is Robert's Dairy which has been serving the Indianapolis area since 1877.

Assets:

1. The industrial uses, although few in number, provide the opportunity for employment of area residents.
2. The Norfolk and Southern Railroad is accessible to industrial use in the western portion of the neighborhood (Millersville Road).

Problems:

1. Industrial use borders into commercial use without proper buffering. This is particularly true where the rear of Robert's Dairy is separated from the Meadows Shopping Center by a chain-link fence.
2. Industrial use is not properly buffered from commercial use on Millersville Road from 39th Street to Keystone Avenue.
3. The Comprehensive Land Use Plan designates the area north of 38th Street and west of Keystone Avenue as industrial. The overwhelmingly land use in this area is single family residential.

Goal Statement:

To improve the economic base of the community through the orderly industrial expansion which will be compatible to both residential and commercial concerns of the area.

Recommendations:

1. Support adequate buffering/landscaping along the rear fence line which separates the Roberts Dairy from the Meadows Shopping Center.
2. Encourage adequate buffering/landscaping (shrubbery) between the industrial sites on the north and south sides of Millersville Road, between 39th Street and Keystone Avenue.

3. Refine the Comprehensive Land Use Plan to reflect the existing single family residential use north of 38th Street and west of Keystone Avenue.

TRANSPORTATION

According to the Washington Township Assessor's Office, the earliest substantial residential development occurred in the Meadows-Fall Creek neighborhood in the early 1950's. The neighborhood at that time was characterized as a quasi-suburban neighborhood, and, as such, single-unit bungalows were accompanied by improved (but not paved) streets or sidewalks. A recent survey of the area reveals that the majority of the streets are not paved with concrete or asphalt, but rather, the superficial topping that is so prevalent in suburban neighborhoods.

The eastern portion of the neighborhood reflects good north/south and east/west vehicular access. East/west access is facilitated by 38th Street, 42nd Street and Millersville Road. North/south access is facilitated by Meadows Drive, Millersville Road and Sherman Drive.

Traffic Counts

	<u>1981</u>	<u>1984</u>	<u>% Increase/ Decrease</u>
38th:			
Fall Creek N. Dr. to Orchard	32275	25379	-22%
Orchard to Keystone Ave.	24272	20544	-16%
Keystone to Meadows Dr.	25706	21349	-17%
Meadows to Sherman Dr.	23981	24953	+ 4%
46th:			
Keystone to Sherman Dr.	16722	18751	+11%
Sherman Dr:			
30th to 42nd	5359	7593	+30%
42nd to 46th	4421	5144	+15%
Keystone Avenue			
38th to Millersville Rd.	21321	18084	-16%
Millersville Rd. to Fall Creek	22045	22419	+ 2%

An observation of the traffic trends on E. 38th Street, between 1981 and 1984 indicates a decline in the traffic count. Traffic (1981-1984) on 46th Street increased by 2000. Traffic on Sherman Dr. from 30th to 42nd Street increased by 3387. In general, the traffic counts on three of the four primary arterials has increased with only E. 38th St. showing any significant decline. The increase on Keystone Avenue can be attributed to traffic to and from I-70 and suburban residents coming to downtown Indianapolis to their places of employment and also for leisure time activities. The increase in traffic on E. 46th Street can be attributed to the large number of people who work at the Army Finance Center in Fort Benjamin Harris. Many persons who live in the Devington area also use 46th Street for travel.

The increase in traffic on Sherman Dr. is partially responsible to the increase in population in Lawrence Township (121% between 1960 and 1980). Projections for the Year 2005 reflects an increase in traffic patterns and the need for having a transportation system that will adequately handle the increase.

(Refer to Map #12 Thoroughfare Plan/Traffic Counts and High Accident Intersections)

Assets:

1. Basically, vehicular access in the neighborhood is good.
2. The following streets within the Meadows-Fall Creek Neighborhood have been resurfaced.

<u>Street Name</u>	<u>From</u>	<u>To</u>	<u>Length (l.f.)</u>
Caroline Avenue	N. of 38th Street	Millersville Road	885
Hillside Avenue	38th Street	40th Street	1159
Kinnear Avenue	38th Street	Millersville Road	437
Meadows Drive	38th Street	4210 North	3440
Millersville Rd.	Orchard	Millersville Road	1851
39th Street	Millersville Rd.	Keystone Avenue	800
40th Street	Millersville Rd.	Keystone Avenue	650
			9222
			(1.747 miles)

3. The Keystone Corridor Plan addresses some of the activities needed to improve off-street parking, curb and sidewalks.

Problems:

1. The only sidewalks constructed in the neighborhood are Keystone Avenue, 38th Street from Orchard to Sherman Drive, 42nd Street from Westbourne to School #11 and Millersville Rd. (south side of street).
2. There is insufficient off-street parking on Keystone Avenue between 38th and Fall Creek.
3. Respondents to the neighborhood survey perceive night and weekend bus service as being inadequate.
4. Millersville Road and 42nd Street is perceived by some survey respondents as a dangerous intersection.

5. Millersville Road and 46th Street is considered a dangerous intersection by area residents.
6. Curbing is sporadically needed on 38th Street from Millersville Road to Sherman Drive.
7. According to the Intersection Accident Rate Schedule Keystone at 38th Street and Fall Creek at 38th Street rank high as accident prone intersections. (Refer to Map #12)
8. Heavy traffic flow and noise from traffic is a problem for some area residents, especially on Keystone Avenue and 38th Street.
9. Insufficient traffic lanes and intersection problems tend to impede traffic flow and non-support for commercial development on Keystone Avenue.
10. The proposed widening of Keystone Avenue, although assisting in the smoother flow of traffic and an enhancement to business interests, will undoubtedly cause some displacement of area residents and businesses along the corridor. (Refer to Appendix F)

Goal Statement:

Provide safe and efficient vehicular and pedestrian movement for area residents and others within and through the neighborhood.

Recommendations:

1. Construct curbs and sidewalks on Keystone Avenue from 38th Street to Fall Creek where necessary in conjunction with the Keystone Avenue widening project.
2. Off-street parking should be addressed on Keystone Avenue, between 38th Street and Fall Creek and Sherman Drive.
3. Explore the merits of additional night and weekend bus service on E. 38th Street and Meadows Dr.
4. Remove obstructions from intersections (high weeds, etc.) where applicable.
5. Construct curbs and sidewalks on 38th Street, Millersville Road to Sherman Drive where needed.
6. Assess the need for turn signals at the high accident intersection at 38th and Keystone Avenue.

7. In conjunction with the proposed Keystone Corridor Plan, support the Rural-Keystone Widening Project to facilitate easier traffic flow and greater accessibility to commercial interests along the corridor.
8. Examine the need for placing flashing lights or signals at the intersections of 42nd Street and Millersville Road and 46th Street and Millersville Road.

Specific Sidewalk Recommendations:

The sidewalk locations are identified as Priority One and Priority Two. Priority One locations require immediate improvement; Priority Two locations should be implemented within the next two to five years. See maps #13 and #14.

Priority One:

Sidewalks	Location	Action Needed
(a) 42nd Street	A line east of Westbourne Dr. West to Sherman Dr.	Install sidewalks on the north side of street
(b) Millersville Rd.	From Oxford St. North-East to Olney Street	Widen sidewalk on the south side of street
These sidewalks are needed to assist accessibility for students who are served by School #11.		
(c) Keystone Avenue		Reconstruct sidewalks at time of Keystone widening.
(d) 38th Street		Reconstruct north side, as sidewalks are narrow and in poor condition

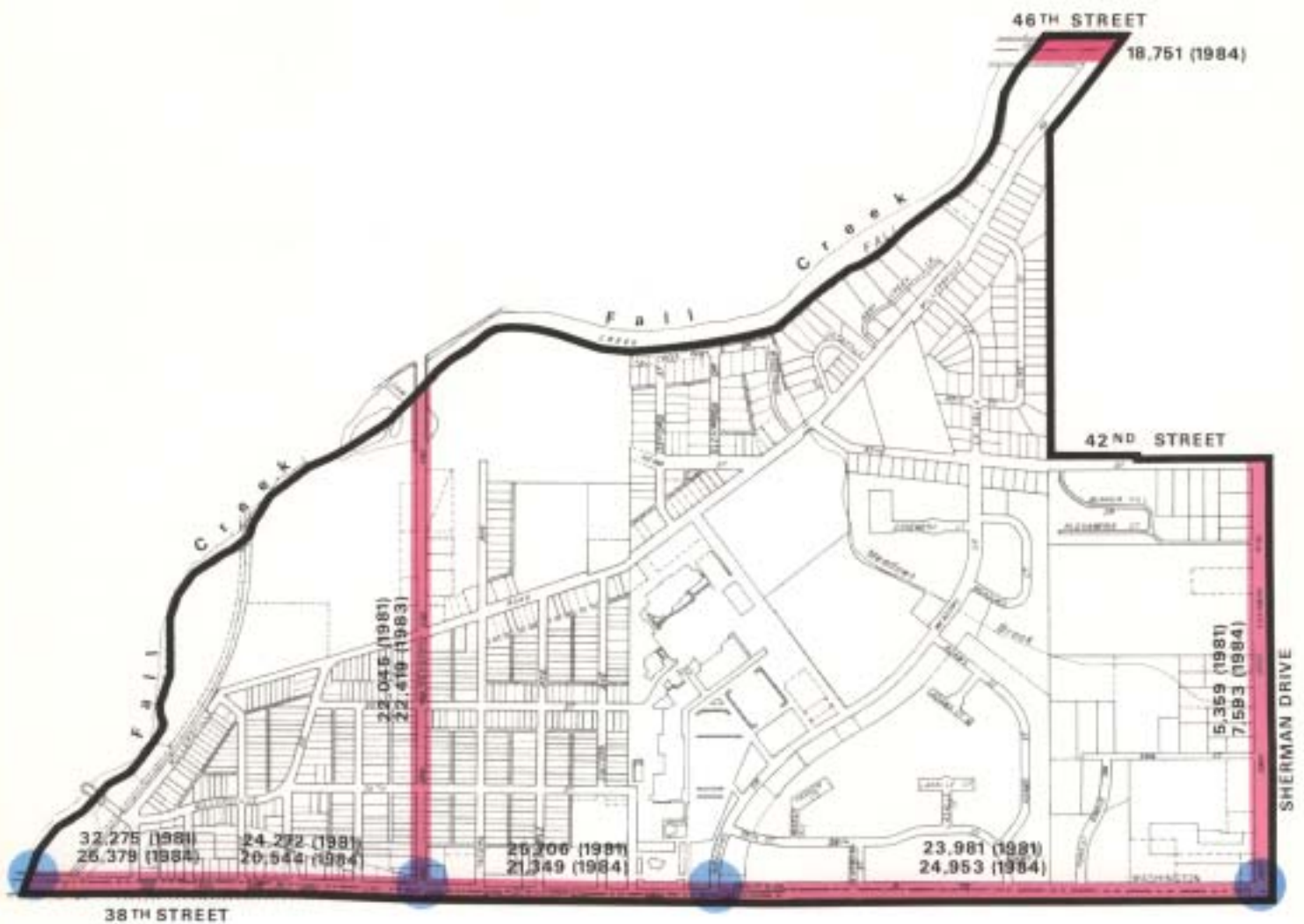
Priority Two:

Sidewalks

(a) Sherman Dr.	From 38th Street North To 42nd Street	Install sidewalks and curbs on both sides of street
-----------------	---------------------------------------	---

Priority One:
Street

Street	Location	Action Needed
Keystone Avenue	38th Street to Fall Creek	Widen street as part of Keystone/Rural project.
Tacoma Street	38th Street North To 4100 Block	Resurface Street
Temple Street	3800 Block	Resurface Street



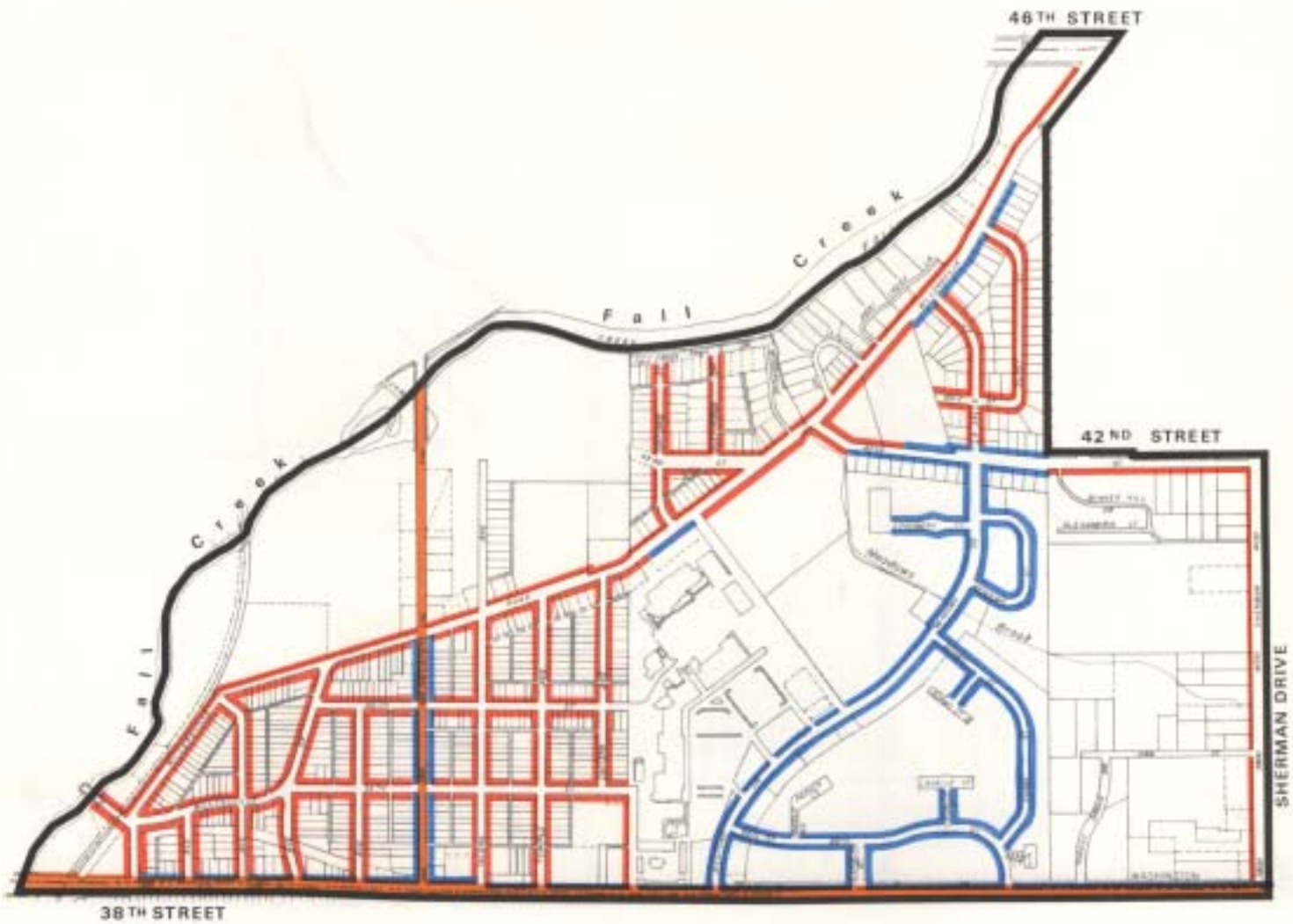
MEADOWS / FALL CREEK NEIGHBORHOOD PLAN AREA MAP 12 / THOROUGHFARE PLAN / TRAFFIC COUNTS / HIGH ACCIDENT INTERSECTIONS

■ Primary Arterials
● High Accident Intersections
 32,275 Traffic Counts

The preparation of this map was financed in part by a Community Block Grant.



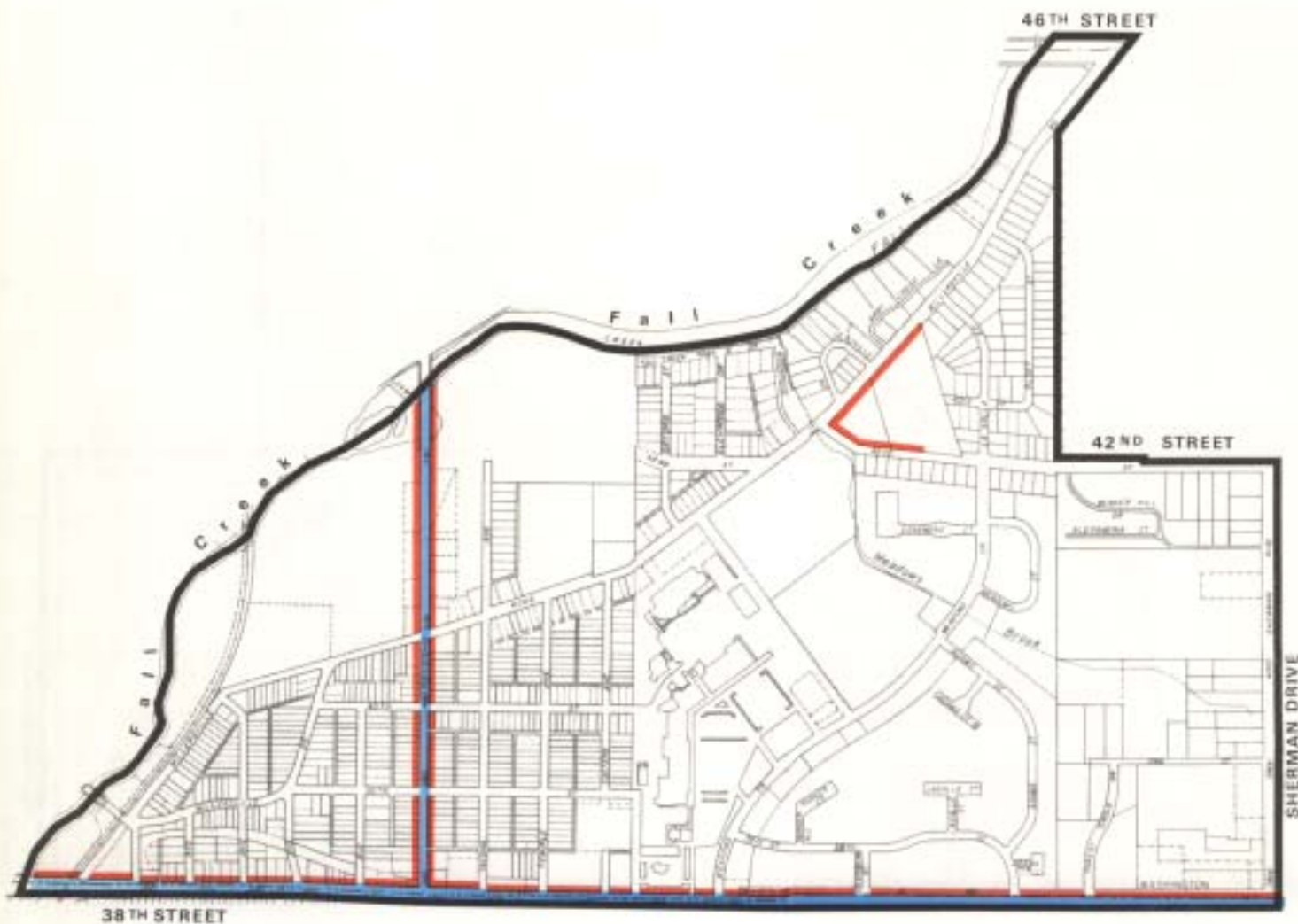
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 Indianapolis Marion County, Indiana



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Division of Planning
Indianapolis Marion County, Indiana



**MEADOWS / FALL CREEK
NEIGHBORHOOD PLAN AREA**
MAP 14 / SIDEWALK / TRANSPORTATION RECOMMENDATIONS

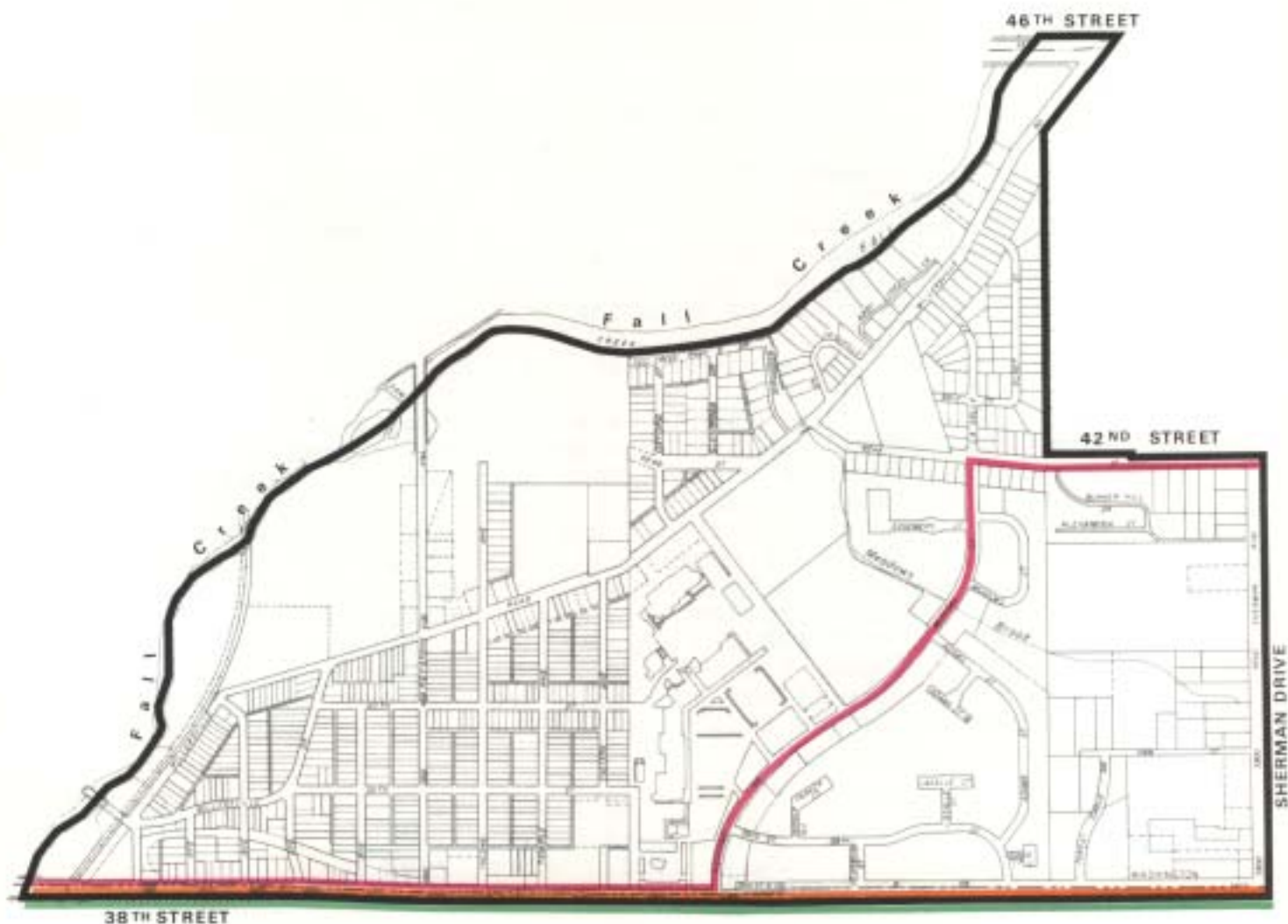
— Needed Sidewalk
Improvements

— Needed Street
Improvements



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June 1987
Department of Metropolitan Development
Division of Planning
Indianapolis Marion County, Indiana



MEADOWS / FALL CREEK NEIGHBORHOOD PLAN AREA MAP 15 / METRO BUS ROUTES

- Route 4 - Fort Harrison
- Route 23 - Dixington
- Route 2 - Central Ave.

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June 1987
Department of Metropolitan Development
Division of Planning
Indianapolis-Marion County, Indiana

PUBLIC SAFETY

There is no fire station per se within the boundaries of the Meadows-Fall Creek Neighborhood; however, fire station #28, 512 East 38th Street, serves this area.

Any investigation of crime in Indianapolis is contingent on the cooperation of the relevant police/sheriff jurisdiction. In the case of the Meadows-Fall Creek area, the Indianapolis Police Department graciously provided quarterly crime statistics for the period of July 1985 through March 1986 and January, 1987. Within the IPD system, major crimes are reported on a geographic "grid" basis. These grids are areas of 25 square blocks laid out concentrically throughout the Indianapolis Police District from the intersection of Meridian and Washington Streets.

Police grids do not conform with the boundaries of the Meadows-Fall Creek Neighborhood. The over-reporting of crimes, however, is compensated for by using the entire population of Census Tract 3326 rather than just the Meadows-Fall Creek portion of the tract in figuring neighborhood crime rates. Crime rates are determined by dividing the total number of crimes by each 100,000 of population. (Since the IPD population is 467,600 and the Meadows-Fall Creek population 5,278, crime totals for each area would be divided by 4.68 and 0.05 respectively.) The resultant figures represent the actual number of crimes committed for each 100,000 population or, as is the case in Meadows-Fall Creek, the projected number of crimes that could be expected to occur if the population were 100,000. These results are presented in the following table.

CRIME RATES* MEADOWS-FALL CREEK/IPD July, 1985 - March, 1986

	Total Crimes MFC/IPD		Crime Rates MFC/IPD		M-FC % of IPD Rate
Strong Arm Robbery	11/	321	208/	69	301%
Armed Robbery	30/	720	568/	154	369%
Residence Burglary	181/15,	358	3,429/	1,146	299%
Non-Residence Burglary	29/	1,155	549/	247	222%
Molestation	9/	352	171/	75	228%
Rape	9/	246	171/	53	323%
Larceny	120/	4,597	2,274/	983	231%
Stolen Vehicles	97/	2,197	1,838/	470	391%
Purse-Grabs	4/	189	76/	40	190%
Overall Totals	490	15,135	9,284	3,237	286%

*Crime Rate: Expressed as the number of crimes per 100,000 population (the IPD and Meadows-Fall Creek populations being 467,600 and 5,278 respectively).

Immediately obvious from this table is that, in every instance, the crime rate for Meadows-Fall Creek is higher than the comparable rate for the IPD area. The differential varies from 1.90 times the IPD rate for purse-grabs to 3.91 times for vehicle thefts. Overall, major crimes are 2.87 times as likely to be perpetrated against Meadows-Fall Creek residents as against inhabitants of the Indianapolis Police District generally. It is particularly alarming to note that violent crime (strong-arm robbery, armed robbery and rape) is almost 3.5 times more frequent in the neighborhood than in the police district.

CRIME RATES*
MEADOWS-FALL CREEK/IPD
January, 1987

	Total Crimes MFC/IPD		Crime Rates MFC/IPD		M-FC % of IPD Rate
Strong Arm Robbery	1/	34	19/	7	270%
Armed Robbery	3/	59	57/	13	438%
Residence Burglary	23/	594	436/	127	343%
Non-Residence Burglary	5/	116	95/	25	380%
Molestation	1/	58	19/	12	158%
Rape	1/	17	19/	4	475%
Larceny	8/	378	152/	81	187%
Stolen Vehicles	14/	262	265/	56	473%
Purse-Grabs	0/	23	0/	5	0%
Overall Totals	56	1,541	1,061	330	321%

Comparing the January, 1987 crime rate table with the July, 1985 - March, 1986 crime rate table indicates again that the crime rate for the Meadows-Fall Creek neighborhood, in every category, is higher than the comparable rate for the IPD area.

The statistics for crimes committed through December, 1986 reflect no major difference in the crime rate for the Meadows-Fall Creek Neighborhood.

Assets:

1. Police patrol cars have been more visible in the neighborhood recently.
2. Cooperation between the police and the neighborhood is generally felt to be good.
3. Area residents perceive fire department response time as being good.

Problems:

1. The Crime Watch program is not active within the Meadows-Fall Creek Neighborhood.
2. Area residents feel that it is a waste of time to report some crimes because IPD will not assign investigators to incidents when probability of solving the crime is poor.
3. Lighting is inadequate to deter crime, especially in the apartment complex area.
4. Insufficient recreational activities for teenagers is felt to be a contributing factor to crime and delinquency in the neighborhood.
5. Drug traffic is perceived by residents and neighborhoods groups to be a major problem in the neighborhood.
6. Crime in the Meadows-Fall Creek Neighborhood is high. Crime statistics comparing the Meadows-Fall Creek Neighborhood with the entire Indianapolis Police District justifies this statement.

Goal Statement:

Support a crime prevention program which consolidates the working relationship between the neighborhood residents and the Indianapolis Police Department; encourage the continuance of a public safety program, including police and fire protection, to make the Meadows-Fall Creek Neighborhood a safe and desirable place to live.

Recommendations:

1. Encourage the participation of neighborhood residents in the Crime Watch Program. Neighborhood awareness and surveillance of criminal activities can do much to deter this unwanted behavior in the area.

2. Minimize, when possible, the time required for police to respond to calls for assistance.
3. Encourage victims of crimes to be more observant for clues to crimes so that police investigators will be more motivated to make "on-site" investigations.
4. Encourage area residents and businesses to assume responsibility for the provision of lighting to make the neighborhood more safe from criminal activity.
5. Investigate the possibilities of installing recreational equipment on private properties in the neighborhood as a deterrent to crime and delinquency.
6. Drug traffic and other criminal activities are comparatively high in the Meadows-Fall Creek Neighborhood. It is therefore recommended that a concentrated police patrol effort be initiated in the Meadows-Fall Creek Neighborhood. During May-June, 1986, a thirty-day program was initiated with favorable results. Merits for continuance of the program should be considered.

OPEN SPACE/PARKS AND RECREATION

The Meadows-Fall Creek neighborhood does have some passive recreational areas, but does not have any areas designated as neighborhood or regional parks. There is a passive recreational area along the northern bank of Fall Creek from 38th Street to 46th Street as well as a potential passive recreational area along the southern bank of Fall Creek from Keystone Avenue east to Oxford Street; there are some vacant lots in the neighborhood which have the potential for recreational use.

Assets:

1. These are eleven acres of open space located behind the St. George's Syrian Orthodox Church, 4000 block of Sherman Drive which is used for recreational purposes. (Football and baseball)
2. The north bank of Fall Creek, which borders the northern boundary of the neighborhood, offers passive recreational activity and also enhances the esthetic value of the neighborhood.
3. The vacant lot located at 38th and Temple Streets, the site of the former Meadows Motel, is a potential site for an enclosed recreational facility such as a community center.
4. The playground at School #11, 3202 E. 42nd Street, is used for playtime activities. The gymnasium at the school is also available for use after school hours.

Problems

1. There are no City parks in the neighborhood.
2. Lack of recreational activities can be correlated with crime and juvenile delinquency in the neighborhood.
3. The City (Department of Parks and Recreation) maintains the property on the north bank of 4500 Fall Creek Parkway. The area has, however, become a nuisance for residents who live on the opposite bank. Some of the residents' complaints are:
 - Cars do not respect the barricades and park on the grass.
 - Cars park near the bank and are close to homes on the opposite bank.
 - Loud radios.
 - Slamming car doors.
 - Loud voices.
 - Fires and card games.

- Dirt bike racing.
- Drunkenness and indecent exposure.
- Drug usage.
- Sunday liquor bootlegging.
- Automobile repair.
- Public toilet.
- Clandestine meetings.

Goal Statement:

To develop park and recreational facilities in the Meadows-Fall Creek neighborhood which will include, minimally, a park and open spaces which are properly maintained and secure and will be mutually beneficial to recreational users and other area residents.

Recommendations:

1. Coordinate the interaction between the owners of vacant properties and the Department of Parks and Recreation towards the development of a sub-neighborhood or neighborhood park.
2. Encourage the proposal in the proposed Fall Creek Parkway Master Plan which relates to making a thirty-two feet recession in the curb lane which would allow off-street parking in the 4500 block of Fall Creek Parkway. This hopefully will discourage people from parking further down in the grassy area and disturbing the peace and quiet of the neighborhood.
3. Work to complete the Fall Creek Corridor Master Plan being developed by DPR and DOP which can benefit the Meadows-Fall Creek area by improving the appearance, use and accessibility of Fall Creek (both banks) as it crosses through the city and this neighborhood.

EDUCATION

The Meadows-Fall Creek neighborhood is serviced by four elementary schools, two junior high schools and one high school. However elementary school #11 is the only school facility which is physically located within the geographical boundaries of the area. The schools, addresses, enrollment capacity and utilization rate are listed as follows. According to the Indianapolis Public Schools, the acceptable utilization rate should be in the 80% to 100% range.

<u>Elementary</u>	<u>Location</u>	<u>85-86 Enrollment/ Capacity</u>	<u>Percent Utilization</u>
*School #11	3202 E. 42nd St.	344/350	98%
School #78	3734 E. Vermont	538/548	98%
School #102	9501 E. 36th Pl.	458/425	108%
School #103	3920 Baker Dr.	548/525	104%

<u>Junior High</u>	<u>Location</u>	<u>85-86 Enrollment/ Capacity</u>	<u>Percent Utilization</u>
School #98	3698 Dubarry Rd.	580/648	90%
School #111	1780 Sloan Ave.	473/570	83%

<u>High School</u>	<u>Location</u>	<u>85-86 Enrollment/ Capacity</u>	<u>Percent Utilization</u>
John Marshall High School	10101 E. 38th St.	1267/1975	64%

*School #11 is the only school located within the boundaries of the neighborhood.

Assets:

1. According to Indianapolis Public Schools (IPS), no schools in the Meadows-Fall Creek neighborhood are being considered to be closed.
2. All elementary and junior high schools servicing the Meadows-Fall Creek neighborhood have a school utilization rate in excess of 80%.

Problems:

1. School #11, 3202 E. 42nd Street is the only school facility located within the geographical boundaries of the Meadows-Fall Creek neighborhood. Other schools (#78, #93, #98, 115 and Tech High School) are outside of the neighborhood and require busing.
2. John Marshall High School (designed as a junior high school in fall, 1986), which services the area, had a utilization rate of only 64% in 1985-1986. Meadows-Fall Creek youth were bused to this facility which is a considerable distance from the neighborhood.
4. Students are required to catch early morning buses at improperly lighted intersections, which presents a threat to their safety and security.

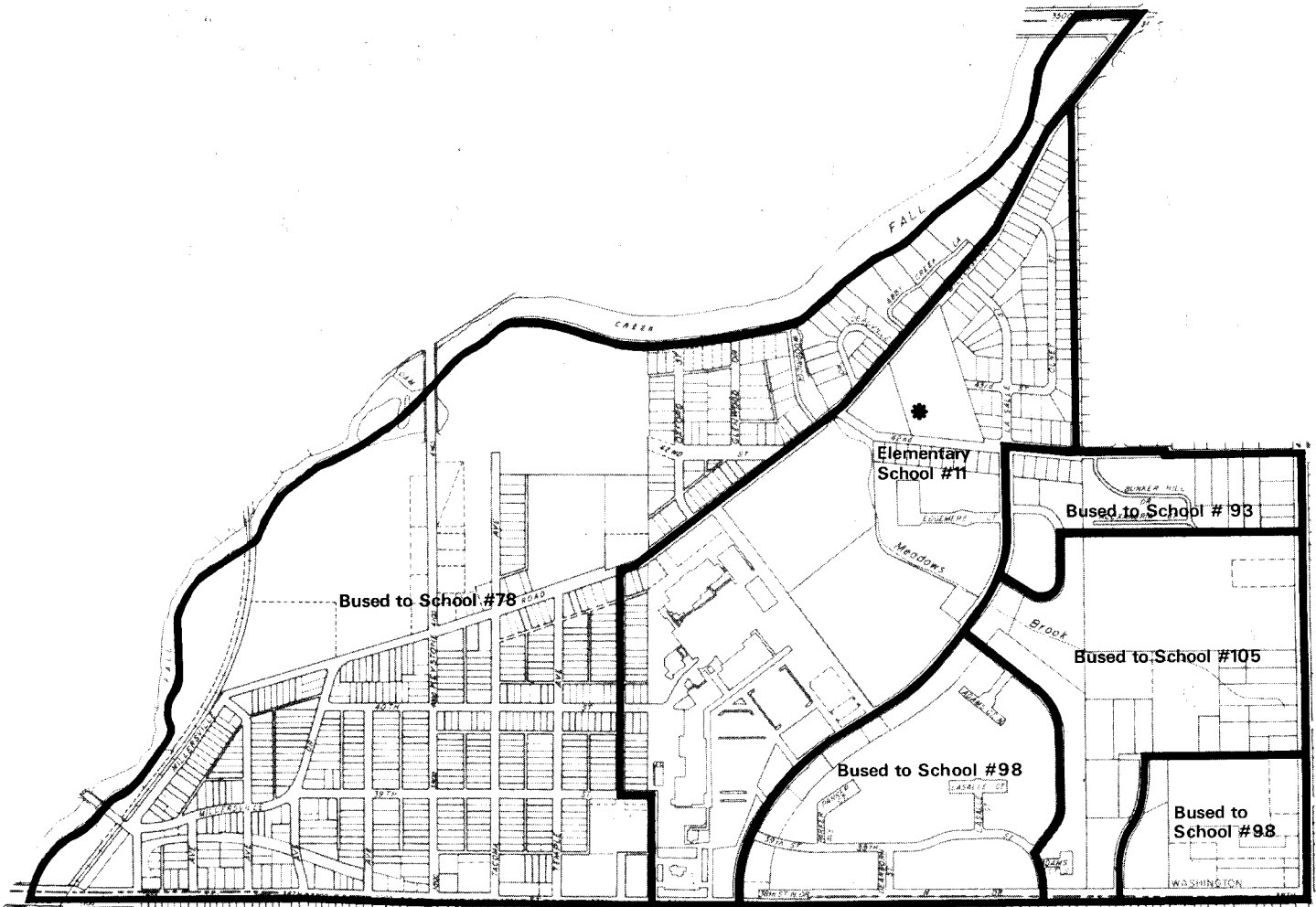
Goal:

Provide a quality educational system for the Meadows-Fall Creek residents.

Recommendations:

1. Request better lighting and security for those students who must catch early morning buses.
2. Install sidewalks on the south side of Millersville Road from 42nd Street to the east property line of School #11.
3. Work to promote locally integrated schools.

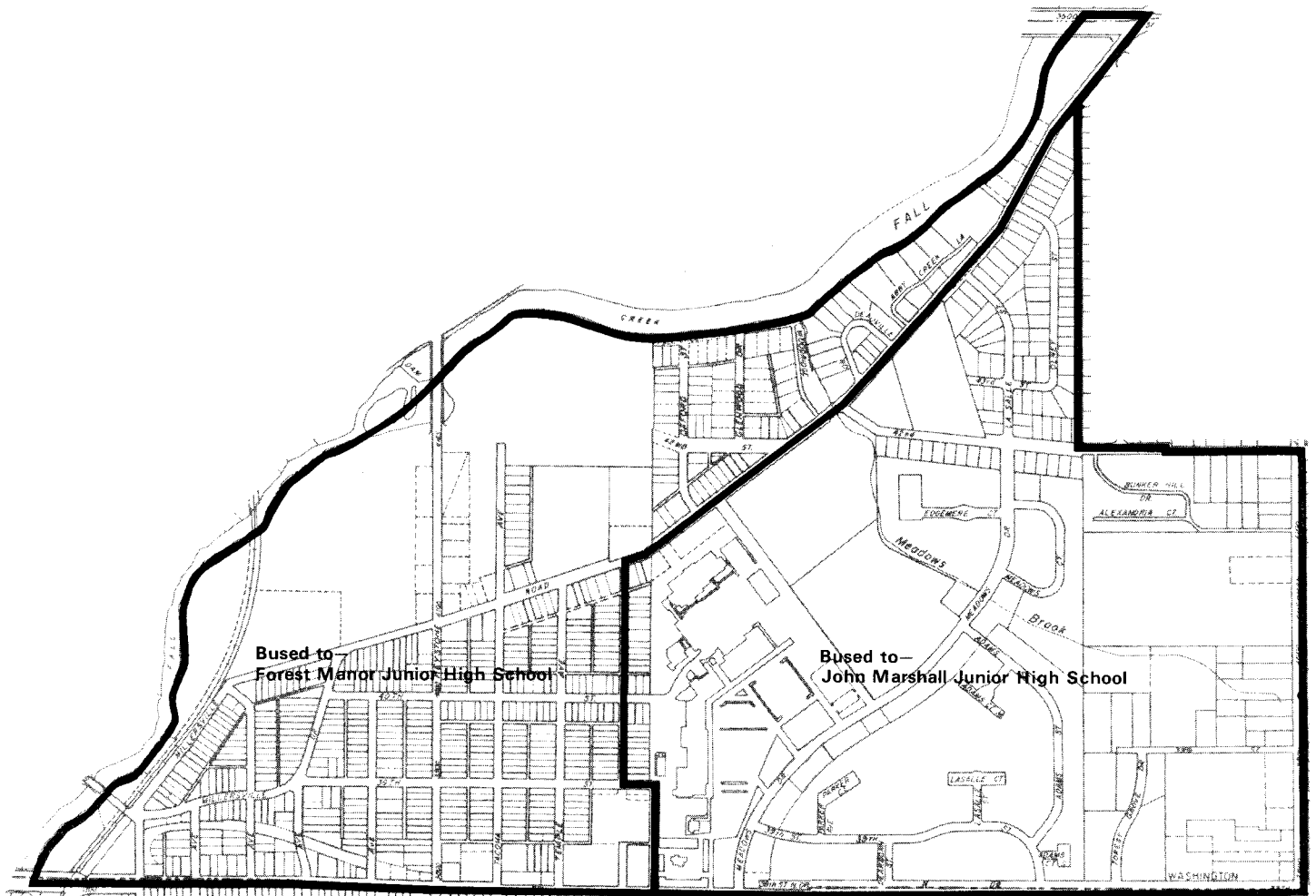
(Refer to maps #16 and #17 for school districts)



MEADOWS / FALL CREEK NEIGHBORHOOD PLAN AREA

MAP 16 / ELEMENTARY SCHOOLS

- * School Location
- School District Boundary



**MEADOWS / FALL CREEK
NEIGHBORHOOD PLAN AREA**
MAP 17/JUNIOR HIGH SCHOOL DISTRICT BOUNDARIES

COMMUNITY SERVICES AND FACILITIES

There are several community facilities in or in proximity to the Meadows-Fall Creek Neighborhood but not sufficient to meet the wide range of issues such as unemployment, for development, health care facilities, youth, etc.

Assets:

1. The Barbwood Early Childhood School is located at 3716 North Sherman Drive. Although technically outside of the neighborhood, it is close enough to assist in serving the area's needs. It provides hot meals and educational programs for youth.
2. The Forest Manor Multi-Service Center, 2951 East 38th Street, is across the street (south) from the Meadows Shopping Center.

Forest Manor Multi-Service Center was founded by a group of concerned residents and began operation in March, 1973. Originally sponsored and operated by the City of Indianapolis, Forest Manor became a non-profit organization in August, 1977. In 1980, Forest Manor began outreach programs for youth and adults in the area churches. Its boundaries are:

North: 56th Street
South: 21st Street
West: Fall Creek
East: County Line Road.

Services provided are information and referral, counseling, emergency services, employment counseling, social development for youth and adult summer programs.

3. The Fahondzi Sugar Plum Tree Day Care Center is located at 3949 Meadows Drive - Meadows Shopping Center. It provides pre-school, kindergarten, after school activities, child care food program and summer day camp.
4. The Willowbrook Child Care Center, 4700 North Keystone Avenue, is outside of the neighborhood planning boundaries, however it provides service to the area.

Problems:

1. The Forest Manor Multi-Service Center is located on the second floor at its present location, and with the absence of elevators places the elderly at a disadvantage.

2. The present day care facilities are not adequate in order to meet the needs of the large number of children in the area.
3. The Department of Corrections is proposing a work-release center at 1721 E. 38th Street. The building, located at the corner of 38th and Millersville Road, has been vacant for three years. From a land use point of view, the location is appropriate for this kind of facility, however the neighborhood residents perceive the proposed project as harmful to the community.

Goal Statement:

To develop the proper linkage between the existing human resource agencies and create an awareness in the community of services provided.

Recommendations:

1. Encourage coordination between the existing providers in the human resources delivery system. There should be a strong working relationship between Forest Manor Multi Service Center and the Meadows-Fall Creek Civic League.
2. Develop an escort service for the elderly citizens in the neighborhood to assist them with their shopping needs.
3. Establish a G.E.D. training program at the various apartment complexes.
4. Establish a job development program for the unemployed youth in the area.

APPENDIX A

MEADOWS-FALL CREEK NEIGHBORHOOD SURVEY

The following neighborhood survey form has been developed by the Department of Metropolitan Development, Division of Planning and the Meadows-Fall Creek Long Range Planning Committee. The information obtained will assist in the preparation of a neighborhood plan for the area. Please complete the survey and mail it to the Division of Planning within the next ten days.

The survey is anonymous. Your identity will not be known. If you have any questions concerning the survey, please contact William Boyd at 236-5121.

Thank you for your cooperation.

LAND USE

1. Do you feel that there are too few or too many businesses in your neighborhood?

_____ too few _____ too many
Locations _____

2. Do you know of any business establishments which are not properly zoned (beauty shop, auto repair, etc.)?

_____ yes _____ no
Locations _____

3. Do you realize that you have the legal right to be present at public hearings related to a request for change from one use to another in your neighborhood? (i.e., from residential to business, etc.)

_____ yes _____ no

II. HOUSING AND RESIDENTIAL ENVIRONMENT

4. Is there a problem of converting single family homes into multi-family units in the neighborhood?

_____ yes _____ no
Locations _____

5. How do you rate the physical condition of homes in your block?

_____ Good condition (no repair needed)
_____ Need minor repair (painting, small fix-up)
_____ Need major repair (plumbing, gutters, etc.)
_____ Very poor condition (roof repairs, cracked foundation, etc.)

6. Are you or your landlord planning on doing any repair to your home within the next year?
- _____ yes _____ no
7. If you are an owner-occupant, do you have financial difficulty in keeping your house in good physical condition?
- _____ yes _____ no
8. If you are a renter-occupant, does your landlord respond to requests for repairs within a reasonable length of time?
- _____ yes _____ no
9. Is your neighborhood...
- _____ Improving?
- _____ Stable?
- _____ Declining?

How serious do you feel the following housing issues are in our neighborhood?

	<u>Minor</u>	<u>Moderate</u>	<u>Serious</u>
10. Deteriorating housing.....	_____	_____	_____
11. Mixture of homes and businesses.....	_____	_____	_____
12. Vacant homes.....	_____	_____	_____
13. Vacant and unkept lots....	_____	_____	_____
14. Auto storage in residential areas.....	_____	_____	_____
15. Junked and abandoned cars.....	_____	_____	_____
16. Deteriorating garages and sheds.....	_____	_____	_____
17. Unkept alleys and easements.....	_____	_____	_____
18. Boarded houses.....	_____	_____	_____
19. Are there any vacant buildings in the neighborhood which you feel should be torn down?			
_____ yes _____ no			
Location _____			

III. TRANSPORATION

20. What is your primary means of transportation?

_____ car _____ bus _____ walk _____ taxi
_____ bicycle _____ motorcycle _____ other _____

Do you feel there is a need for additional:

	<u>Yes</u>	<u>No</u>	<u>Location</u>
21. Traffic signals?	_____	_____	_____
22. Stop signs?	_____	_____	_____
23. Cross Walks?	_____	_____	_____
24. Other	_____	_____	_____

Please indicate the type of street/alley improvements needed and the location.

	<u>Improvement</u>	<u>Location</u>
25.	_____ Resurfacing	_____
26.	_____ Chuckholes	_____
27.	_____ Obstructed intersections	_____
28.	_____ Lane markings needed	_____
29.	_____ No improvements needed	_____
30.	_____ Other	_____

Please indicate the type of curb and sidewalk improvements needed and the location.

	<u>Improvement</u>	<u>Location</u>
31.	_____ Sidewalk needed none exists	_____
32.	_____ Replace sidewalk	_____
33.	_____ Replace curb	_____
34.	_____ No improvements needed	_____

The widening of Keystone Avenue in several locations is being considered. Please indicate how needed you feel the following suggestions are: (a) not needed; (b) somewhat needed; (c) very needed.

35. Widen Keystone & 30th (intersection)
_____ (a) _____ (b) _____ (c)
36. Widen Keystone & 34th (intersection)
_____ (a) _____ (b) _____ (c)
37. Widen Keystone & 38th (intersection)
_____ (a) _____ (b) _____ (c)
38. Widen Keystone, 30th - 38th Street
_____ (a) _____ (b) _____ (c)
39. Widen Keystone, 38th - Fall Creek
_____ (a) _____ (b) _____ (c)
40. Other comments on Widening of Keystone Avenue:

41. Are there any dangerous (high accident rate, blind, excessive speed, etc.) intersections in the neighborhood?

_____ yes _____ no
Location _____

42. Do you use the bus service...

_____ more than twice/week?
_____ about once/week?
_____ about once/month?
_____ almost never?

Comments _____

43. Is there bus service within three blocks of your home/apartment?

_____ yes _____ no

Comments _____

44. Is noise from traffic a problem in your neighborhood?

_____ yes _____ no

45. Is snow removal a problem in your neighborhood?

_____ yes _____ no

46. Is heavy traffic flow a problem in your neighborhood?

_____ yes _____ no

If yes, where? _____

IV. CRIME

47. Have you been a victim of a crime within this neighborhood in the past year...

Against you/household member? _____ yes _____ no
Against property? _____ yes _____ no

48. Have you been a victim of a crime in this neighborhood in the last 1-3 years?

Against you/household member? _____ yes _____ no
Against property? _____ yes _____ no

49. Have you been a victim of a crime in the neighborhood in the last 4-5 years?

Against you/household member? _____ yes _____ no
Against property? _____ yes _____ no

50. Is drug usage a problem in your neighborhood?

_____ yes _____ no

If yes, where _____

51. Do you consider crime to be a major problem in your neighborhood?
- _____ very _____ somewhat _____ not at all
52. Are there areas you feel are more dangerous than others in the neighborhood?
- _____ yes _____ no
- Location _____
-
53. What type of activities do you feel would help lessen the crime problem?
- _____ Increased police patrol
- _____ Crime Watch program expansion
- _____ Other _____
-
54. If you have a Crime Watch program in the area, do you feel the Crime Watch program has helped to stop crime in your block?
- _____ yes _____ no
55. How could the Crime Watch program be improved?
- _____ More neighborhood participation
- _____ Increased funding
- _____ Additional staff
- _____ Wider publicity
- _____ Other _____
-

V. PARKS AND RECREATION

56. Is there a need for a park or other recreational facilities in your neighborhood?

_____ yes _____ no

Location _____

57. Do you feel that leisure activities in the Fall Creek Corridor, north of 38th Street, should be improved?

_____ yes _____ no

58. What type of recreational facilities would you like to see in the area?

1 _____
2 _____
3 _____

59. Do you use park facilities in other neighborhoods?

_____ yes _____ no

If so, where? _____

VI. PUBLIC SERVICES

Please indicate how serious you feel the following public service issues are in the neighborhood.

(1 - Minor Problem; 2 - Moderate Problem; and 3 - Serious Problem)

60.	Police Response	_____1	_____2	_____3
61.	Garbage/Trash			
	Collection	_____1	_____2	_____3
62.	Street Cleaning	_____1	_____2	_____3
63.	Street Lighting	_____1	_____2	_____3
64.	Nearby Nursery			
	School	_____1	_____2	_____3
65.	Convenient Library			
	Services	_____1	_____2	_____3
66.	Branch Post Office	_____1	_____2	_____3
67.	Maintained Storm/			
	Sewers Drainage	_____1	_____2	_____3
68.	Convenience of Loca-			
	tion and Adequacy			
	of Schools	_____1	_____2	_____3
69.	Adequacy of Services			
	for Senior			
	Citizens	_____1	_____2	_____3
70.	Youth Summer Jobs	_____1	_____2	_____3
71.	Youth Recreation	_____1	_____2	_____3
72.	Health Care			
	Services	_____1	_____2	_____3

VII. COMMERCIAL AND ECONOMIC DEVELOPMENT

73. How often do you shop at neighborhood stores?

_____ Very often (3+ times a week)
_____ Often (1 - 3 times a week)
_____ Occasionally (once or twice/month)
_____ Almost never
_____ If so, where? _____

74. What business would members of your household like to see in the neighborhood that are not already here? (grocery, drug store, etc.)

Please indicate how serious you feel the following issues are in the neighborhood regarding stores/offices?

(1 - Minor Problem; 2 - Moderate Problem; and 3 - Serious Problem)

75.	Property maintenance	_____1	_____2	_____3
76.	Off-Street Parking			
	for Shoppers	_____1	_____2	_____3
77.	Exterior Appearance			
	of Stores	_____1	_____2	_____3
78.	Landscaping of Stores	_____1	_____2	_____3
79.	Vacant Stores	_____1	_____2	_____3
80.	Loitering	_____1	_____2	_____3

81. How serious is unemployment in your neighborhood?

_____ Minor Problem
_____ Moderate Problem
_____ Serious Problem

VIII. MISCELLANEOUS

82. What are the three most positive aspects of your neighborhood?

1. _____
2. _____
3. _____

83. What are the three most negative aspects of your neighborhood?

1. _____
2. _____
3. _____

84. General Comments _____

MEADOWS - FALL CREEK NEIGHBORHOOD SURVEYS

General Comments

- This area has tremendous potential value. As owners, we enjoy our location and immediate neighbors.
- Are you really going to do something about the problem? Talk is cheap! TALK IS CHEAP!
- Thanks for asking. It's nice to know that someone cares.
- My comments are! We used to have a beautiful place to be proud of. It was clean and safe. Would love to see it that way again. We are glad to know someone is interested...A map should be made with Woodbridge on it...
- Fast traffic...
- Please address area...Take action on the Meadows Shopping Center. It is pulling down the neighborhood! I would like to see some action (not just talk) taken to urge (force) the Pentecostal Church to assume responsibility for its property. Since the buildings are beyond repair, I would request removing them and maintaining the land as an open park. Thank you!!!!..."
- I bought this home at a good price, and I have worked hard to bring it up to standards. Thank you.
- The neighborhood could greatly improve by removing the bowling alley and all the empty office buildings.
- Poor street maintenance. Street cuts not replaced properly.
- I've lived in neighborhood for seven years and this is the first time anything has been done for the area. Please help!
- Clean up the Meadows Shopping Center. Tear down all of the buildings not used. Sore eye to look at... Clean up the Meadows Shopping Center--a disgrace for Indianapolis!!!
- Fall Creek to Keystone needs to have debris cleared up from the flood control overflow channel to protect the residential area from spring flooding.
- Keep dogs penned up in yards or on leashes instead of running loose.
- This man has a two car garage. He is using it for a full time auto repair for over one year. I have even observed a Snap-On Tool truck making regular stops. I have called the Metropolitan Zoning Board three times. The last time I called, the inspector said I would have to come down to the office and sign a contract before any further action would be taken. This business is named C.A.R.S. (Cliff's Auto Repair Service). This business is not only helping to deteriorate the neighborhood, but it also poses a serious traffic problem. He uses the street to park customer's cars waiting on repair.
- More police patrol needed...The road Abbey Creek needs clean-up from the builders...

- Look at the Meadows. See it for yourself. Look at the neighborhoods, and you'll really see what needs to be done. It's all needing all kinds of work, cleaned up and new buildings and new businesses, and police protection to keep our neighborhood safe and secure.
- In my neighborhood they resurfaced all the streets, but left Fall Creek Parkway a mess. We have been told it is an alley but the homes along it have addresses and it is the only way they can leave their homes. A shopping center would hold the value of our homes, as well as our shopping. I had a business in the Meadows when it was good. Then it started to go down and I had to close as people were afraid to come to us anymore. They need police to keep it safe. It was at one time. I enjoy the Meadows Fall Creek Civic League Association. Just wish more would join and help. Rev. Winger is trying very hard.
- Last four years we had a problem with water standing in street because of low roads. We hardly get out of garage for ice and this has been reported several times. All they do is come out and look in the sewer...Two years ago when they did it, it did not help the conditions at all. This is located at 39th and Tacoma.
- Please do something...We need help. I've been burglarized at least three times.
- This area needs more street lights.
- Vacant buildings - residential or commercial - if they are not occupied and area not maintained in good condition, including grounds - those should be torn down and the lots kept clear. There are at least four houses within a block of where I live--three of which have been vacant for years. I see no reason for this. Teach people about trash and taking care of their property. Teach them how to have respect for others and themselves...Teach them how to maintain their property where they rent also. If everyone did his or her own part, we would live in a great area...People dumping trash over the place--I don't understand this. At least they could pick it up. Try to catch the offenders and make it a stiff fine. It causes a health problem and very depressing that we live in a world with such people...
- Meadows needs to be torn down or revitalized...I think that we have a good neighborhood...We need a grocery store in our area, a big grocery store. Some people do not have cars and it is hard for them to walk so close to the Meadows...52nd Street is too far to walk.
- We need Meadows area cleaned up as they did with 46th and Arlington. Older people have to go too far to shop, most don't have cars.
- Parents should be more involved with their children's schools and neighborhood.

- This could be one of the more attractive housing areas. Clean up junk business on 38th and Keystone. Get rid of loitering problem at 38th and Millersville liquor store. Keep out group homes and watch for zoning violations.
- This walking in 38th Street after snow removal is a serious problem...If you are able to walk on the sidewalk, you are splashed when the snow thaws...The 23 bus coming out in the evenings is too crowded: several times I have stood from the Federal Building out to 38th and Keystone...
- Need a bowling alley opened...Restaurant in Meadows...A nice grocery store...Hook's or People's drugstore...A clothing store...Murphy's or Woolworth's...have to go to ...to a good park.

Miscellaneous:

What are the three most positive aspects of your neighborhood?

- Wooded rolling lots...Size of lots...Commuting distance
- Quietness...Beauty, spacious...Good retirement community...
- Nice homes...Nice Yards...Quiet...
- Good neighbors...Stabilized...Well kept homes...
- Property maintenance and appearance...Children are well mannered...Adults are friendly...
- Location & space...No loud noises...Crime Watch patrol, Devon police...
- Good neighbors..Well kept homes...Well kept yards...Good School #11...
- Close to interstate...Near downtown...Close to fairgrounds...
- Pretty landscaping...The churches...Quiet...
- Neighbors friendly...Location is convenient...
- Fairly quiet...People try to keep up housing...Fast food restaurants
- Main streets are cleaned in winter, trash pickup...Majority are home owners...
- Pride in ownership...Petty crime...

What are the three most negative aspects of your neighborhood?

- Attitude of realtors...Reluctance of young professionals...declining property values...
- 42nd Street...Meadows Apartments...Meadows Shopping Center...
- Closeness to areas of potential problems...Unemployment...Lack of sidewalks and storm sewers...
- Light at 42nd and Sherman
- Nothing negative in my immediate neighborhood
- Some dogs run loose...
- Street Conditions...Snow removal...Loud parties...

- Need better white-black respect...some need to stop stealing out of cars...respect for others property - be able to leave your car in driveway without its contents being ripped off from people at 42nd and Meadows Street apartments...
- Too many unleashed dogs...
- Run down buildings...Very trashy...Bad name in general... Meadows Shopping Center...
- Unhandy for stores...No sidewalks...The Meadows Shopping area...
- Poor lighting...Too many teenagers hanging around...Police need to patrol more often...
- Need a store and a bank here for older people and low income in the Meadows...

APPENDIX B

BUREAU OF THE CENSUS NEIGHBORHOOD STATISTICS PROGRAM NARRATIVE PROFILES OF NEIGHBORHOODS IN INDIANAPOLIS & SELECTED AREAS OF MARION COUNTY, IND.

MEADOWS - FALL CREEK NEIGHBORHOOD

I. INTRODUCTION

Your community has joined the U.S. Commerce Department's Census Bureau in a Special Neighborhood Statistics program. The purpose of this program is to produce demographic and economic information based on the results of the 1980 Census of Population and Housing for officially recognized neighborhoods in participating areas.

Meadows - Fall Creek Neighborhood is one of the neighborhoods in Indianapolis and Selected Areas of Marion County, Ind. The following profile is a standardized, computer-produced narrative which highlights general population and housing trends. Statistics for the specific neighborhood are "plugged into" the narrative. References to detailed statistical tables appear in the narrative.+

The term "Neighborhood Publication Area" (NPA) used in the narrative refers to the total geographic area within which a set of neighborhoods was defined by program participants for this special Census Bureau program. Please refer to the Geographic Definition of Neighborhoods accompanying this NPA's profiles for exact NPA and individual neighborhood boundaries.

+ Some statements in this profile are flagged with a "*". In these statements, two or more figures derived from the 1980 census sample are discussed in a fashion that could imply a comparison between the figures. Also, in some instances, comparisons are implied between figures cited in different sentences, for example, when citing figures for the population as a whole, and for specific race groups or for different age groups. Since the figures were derived from the 1980 census sample, they are subject to a certain amount of sampling variability. Appendix D in this report contains a discussion of sampling variability and also details methods to determine if a difference between two sample estimates is beyond that expected to result from sampling variability. The reader is urged to apply these methods to the flagged statements in order to conclude whether the estimated differences cited for this neighborhood are real or could merely be the result of sampling variability.

II. POPULATION CHARACTERISTICS

According to the census, 7,968 persons lived in Meadows - Fall Creek Neighborhood on April 1, 1980. They comprised 2.0 percent of the NPA's total population of 402,791. (1)

Race and Spanish Origin (Tables P-1 and P-6)

The census showed that Meadows - Fall Creek Neighborhood had 253 Whites; 7,674 Blacks; 17 American Indians, Eskimos, and Aleuts; and 5 Asians and Pacific Islanders. Persons of Spanish origin (who may be of any race) numbered 66.

The above numbers are based on 100-percent tabulations shown in Table P-1; comparable sample estimates by race and Spanish origin are found in Table P-6. However, it is important to note that sample totals for race and Spanish origin may differ from complete-count totals because of sampling variability and other factors. For a discussion of comparability between complete and sample counts, see Appendix B, "Definitions and Explanations". Also, certain paragraphs or sentences will provide specific information by race or Spanish origin group if that group meets certain thresholds based on the 100-percent tabulations for that neighborhood.

Age, Household, and Family Characteristics (Tables P-1, P-3, and P-6)

Among the 7,968 persons in Meadows - Fall Creek Neighborhood, 28.8 percent, or 2,292, were under 15 years old and 8.0 percent, or 635, were 65 years and over. In the NPA, 23.2 percent were under 15 years and 12.1 percent were 65 years and over. The neighborhood's median age was 25.1 as compared with the NPA's 29.3 years.

One of the major national trends over the past ten years has been an increase in the number of households, especially small households. The 2,502 households in Meadows - Fall Creek Neighborhood represented 1.7 percent of all NPA households. Among the neighborhood households, 17.3 percent consisted of 1 person and 12.2 percent had 6 or more persons. Nonfamily households composed of householders who lived alone or only with unrelated persons represented 19.5 percent of all the households. There were 37 persons in group quarters. Among persons 65 and over 74.0 percent lived in family households, 22.7 percent in nonfamily households, and 3.3 percent in group quarters.

(1) These population figures represent the neighborhood organization boundaries, which are larger than those of the Meadows-Fall Creek Neighborhood Plan study area.

Marital status is one indicator used to describe family life and its changing patterns. Among persons in Meadows - Fall Creek Neighborhood 15 years and older, 45.0 percent of 2,475 men and 34.9 percent of the 3,201 women were married (excluding separated) at the time of the census.

Comparable percentages for the NPA were 53.5 percent for men and 45.8 percent for women. Of the 3,672 persons in the neighborhood who had ever been married, 26.8 percent were either separated or divorced as compared with 19.2 percent separated or divorced in the NPA.

Fertility, family type and the presence of children are also important measurements of the trends in family life. Table P-3 contains data on these topics. Meadows - Fall Creek Neighborhood had 2,107 families, of which 53.0 percent were maintained by a married couple, 42.3 percent by a female householder with no husband present, and 4.7 percent by a male householder with no wife present.* Of the neighborhood's 1,181 families with own children under 18 years, 54.5 percent were one-parent families maintained by the mother.* Of the families with own children under 18 years, the average number of persons per family was 3.45. (This is a derived measure based on sample data in STF 3 which cannot be obtained from Table P-3.)

Table P-6 contains data by major race group and Spanish origin for family type and the presence of children. Of the neighborhood's 2,021 Black families, 51.8 percent were married-couple families and 43.5 percent were maintained by a female householder with no husband present.* One-parent families maintained by the mother accounted for 54.8 percent of the Black families with own children under 18 years old.*

Nativity, Ancestry, and Language (Tables P-2 and P-3)

The percent foreign born in Meadows - Fall Creek Neighborhood was 0.9 percent. The foreign born category relates to first generation immigrants. On the other hand, ancestry can reflect several generations of ethnic or national origin. In the 1980 census, the neighborhood reported 91 persons of English ancestry, 20 persons of German ancestry, and 13 persons of French ancestry.*

Language spoken at home is another indicator of ethnic diversity. Of the neighborhood's 2,133 persons aged 5 to 17 years old, 8 or 0.4 percent were reported speaking a language other than English at home." Among the persons in this age group who spoke a language

other than English at home, 100.0 percent were reported speaking Spanish." Among those 18 and over, 1.3 percent reported speaking a language other than English at home." About 14 or 21.5 percent of these adults were reported to be Spanish speaking." Of the persons who were reported to speak a language other than English, 100.0 percent of the children and 0.0 percent of the adults in Meadows - Fall Creek Neighborhood reported that they could speak English not well or not at all.*

School Enrollment (Table P-2)

In Meadows - Fall Creek Neighborhood, 2,500 persons aged 3 and over were enrolled in school. They included 122 in nursery schools, 1,373 in kindergarten through eighth grade, and 722 in high school.* Of the students in grades K-12, 4.7 percent were enrolled in private schools. The 283 persons enrolled in colleges included only those students living in the neighborhood while attending school. (These enrollment figures do not include students who attended schools in the neighborhood but who lived elsewhere nor students whose parental homes were in the neighborhood but who lived elsewhere while attending college.) Of persons 16 to 19 years old residing in the neighborhood, 12.5 percent were not enrolled in schools and were not high school graduates and thus may be considered dropouts.

Educational Attainment (Tables P-2 and P-6)

Of those 25 years old and over in Meadows - Fall Creek Neighborhood, 24.1 percent had a grade school education or less, and 46.3 percent were high school graduates, including 12.0 percent who had completed one or more years of college.* About 2.0 percent of the population 25 years old and over in Meadows - Fall Creek Neighborhood had completed 4 years or more of college. 54.5 percent of White persons 25 years old and over were high school graduates, while 7.6 percent had completed 4 years or more of college.* 45.6 percent of Black persons 25 years old and over were high school graduates, while 1.7 percent had completed 4 years or more of college."

Table P-2 contains additional data on educational attainment and labor force status. Additional data for the NPA and neighborhoods on educational attainment by race and Spanish origin are found in Table P-6.

Disability and Veteran Status (Table P-2)

In Meadows - Fall Creek Neighborhood, among noninstitutionalized persons 16 to 64 years of age, 12.5 percent reported that they had a health condition

which had lasted for 6 or more months and which prevented them from working or which limited them in the kind or amount of work they could do.* Those reporting themselves as prevented from working totaled 6.5 percent." Of noninstitutionalized persons 16 years of age and over, 5.4 percent had a health condition which had lasted 6 or more months and which made it difficult or impossible to use public transportation.*

Another social characteristic presented in Table P-2 is veteran status. In Meadows - Fall Creek Neighborhood, 14.5 percent of civilians 16 years and over were veterans, including 31.8 percent of the male civilians.*

Means of Transportation to Work (Table P-2)

Data on means of transportation to work show that 56.8 percent of the workers residing in Meadows - Fall Creek Neighborhood drove alone to work, 21.9 percent rode to work in carpools, and 17.2 percent used some form of public transportation.* Table P-2 contains detail on means of travel in addition to data for the NPA.

Migration (Table P-3)

A total of 7,126 persons 5 years old and over were living in Meadows - Fall Creek Neighborhood in 1980. Of those, 40.8 percent had been living in a different house in the United States 5 years earlier. Of those movers, 86.8 percent lived in the same county; 1.1 percent lived in the same state, but a different county; while 12.2 percent lived in a different state.* Data on region of residence 5 years ago for movers are found in Table P-3.

Labor Force Status (Tables P-4 and P-6)

Information on the economic situation of persons in Meadows - Fall Creek Neighborhood begins in Table P-4. In the neighborhood, 62.4 percent of all working-age (16 years and over) persons and 57.1 percent of working-age females were in the labor force.* 65.4 percent of persons 16 years and over worked in 1979.* The unemployment rate for Meadows - Fall Creek Neighborhood was 15.9 percent.* The unemployment rate was 0.0 percent for White persons.* The unemployment rate was 16.4 percent for Black persons.*

Table P-4 also contains data for the neighborhood and the NPA on labor force status by usual hours and weeks worked, weeks of unemployment in 1979, and number of workers in families.

Occupation, Industry, and Class of Worker (Table P-4)

Meadows - Fall Creek Neighborhood residents were employed in a variety of occupations in 1980. They included 666 in service occupations, except protective and household. Another 566 persons said they were in administrative support occupations, including clerical, and 476 persons were machine operators, assemblers, and inspectors.*

Occupation describes the kind of work done by a person, whereas the industry classification of a person's job describes the main activity of the employer. Residents of this neighborhood were employed in the following industries: 688 persons were employed in manufacturing, 635 persons were employed in professional and related services, and 398 persons were employed in retail trade.*

Of the 2,908 employed persons in Meadows - Fall Creek Neighborhood, 73.3 percent worked for wages or salary for a private company, business, or individual.* Another 24.6 percent held local, state, or Federal Government jobs.* The self-employed represented 2.1 percent of the employed.* The major occupation and industry groups are listed in Table P-4.

Income and Poverty Status (Tables P-5 and P-6)

Perhaps the main indicators of a population's economic well-being are income measures. The median income in 1979 of households in Meadows - Fall Creek Neighborhood was \$12,784. (This means it is estimated that half had incomes below and half about this figure). Households with incomes less than \$7,500 were 29.2 percent of all households in the neighborhood, while households with incomes of \$25,000 or more constituted 16.3 percent of the households; the remaining 54.5 percent of the households had incomes between \$7,500 and \$25,000.*

The median income in 1979 for families in the neighborhood was \$13,904.* The median income for Black families in the neighborhood was \$13,729.* For unrelated individuals 15 years old and over in the neighborhood, the median income in 1979 was \$6,818.* On a per capita income basis, every man, woman, and child in Meadows - Fall Creek Neighborhood averaged \$4,818 in 1979.

The poverty threshold for a four-person family was \$7,412 in 1979. There was a total of 2,226 persons below the poverty level in 1979 in Meadows - Fall Creek Neighborhood, or 28.1 percent of all persons for whom poverty status was determined.* Related children under 18 years represented 51.6 percent of the poverty population in Meadows - Fall Creek Neighborhood.

Among the major concerns in many areas are the economic situations of the older population and of families maintained by a woman with no husband present. There were 122 persons 65 years and over below the poverty level in 1979, or 19.5 percent of all elderly persons in Meadows - Fall Creek Neighborhood.* Of the 523 families below the poverty level in Meadows - Fall Creek Neighborhood, 79.7 percent had a female householder with no husband present.

In Meadows - Fall Creek Neighborhood, the poverty rate for White persons was 15.9 percent.* In Meadows - Fall Creek Neighborhood, the poverty rate for Black persons was 28.4 percent.* Comparable figures for the NPA are found in Table P-6.

III. HOUSING CHARACTERISTICS

According to the census, there were 2,649 housing units in Meadows - Fall Creek Neighborhood on April 1, 1980. They comprised 1.6 percent of the 164,386 housing units in the NPA.

Year-Round Housing Units (Table H-1)

The 1980 census showed that of the 2,502 year-round occupied housing units in Meadows - Fall Creek Neighborhood, 60.6 percent were occupied by owners and 39.4 percent by renters. The comparable figures for the NPA were 58.3 percent owner-occupied and 41.7 percent renter-occupied. There were 147 vacant housing units in this neighborhood with a rental vacancy rate of 6.3 percent and a homeowner vacancy rate of 0.9 percent.

Of the 1,515 owner-occupied housing units in Meadows - Fall Creek Neighborhood, 6.1 percent were occupied by White householders; 93.7 percent by Black householders; ... percent by American Indian, Eskimo, and Aleut householders; ... percent by Asian and Pacific Islander householders; and 0.8 percent by Spanish origin householders. (Those of Spanish origin may be of any race.) The comparable figures for the NPA were 73.6 percent White householders; 25.7 percent Black householders; 0.1 percent American Indian, Eskimo, and Aleut householders; and 0.3 percent Asian and Pacific Islander householders; and 0.6 percent Spanish origin householders.

There were 987 renter-occupied housing units in the neighborhood, of which 2.3 percent were occupied by White householders; 96.8 percent by Black householders; ... percent by American Indian, Eskimo, and Aleut householders; ... percent by Asian and Pacific Islander householders; and 1.0 percent by Spanish origin householders.

Structural Characteristics (Table H-3)

The census found that about 6.9 percent of the housing units in Meadows - Fall Creek Neighborhood were built in 1970 or later, while 20.5 percent of the housing units were built before 1940.*

The census also showed that 41.1 percent of the owner occupied housing units had three bedrooms or more, and that 80.1 percent of the renter-occupied housing units had two bedrooms or more.*

Fuels Used (Table H-4)

Census data indicate that utility gas was used by 72.5 percent of all households in the neighborhood for house heating.* Similarly, utility gas was used by 79.0 percent of the households for cooking; and utility gas was used by 85.7 percent of the households for water heating.*

Heating and Cooling of Housing Units (Table H-2)

In Meadows - Fall Creek Neighborhood, 97.4 percent of the year-round housing units had complete kitchen facilities.* Data from the 1980 census show that 92.2 percent of the households in the neighborhood had telephones available in the housing units.* At least one vehicle was available for use by household members in 78.3 percent of the households.*

Length of Time in Unit (Table H-2)

The statistics for this neighborhood indicate that in Meadows - Fall Creek Neighborhood 45.9 percent of all householders had lived in their housing units 10 years or more. Census data also show that for the neighborhood 6.1 percent of the owners and 28.1 percent of the renters moved into their units in the 15 months preceding the census.*

Value, Mortgages, and Monthly Costs (Tables H-1 and H-4)

Financial data for Meadows - Fall Creek Neighborhood show that the median value for specified owner-occupied homes (i.e., one-family houses on less than 10 acres without a commercial establishment or medical office on the property) was \$20,700 as compared to \$26,800 for the NPA as a whole. The median contract rent paid for rental housing units in the neighborhood was \$114 as compared to \$150 for the NPA.

Within this neighborhood, 76.8 percent of the specified owner-occupied housing units were mortgaged, and 23.2 percent were not mortgaged.* The median selected-

monthly-owner housing costs for neighborhood units with a mortgage was \$226 and \$124 for units not mortgaged.* Selected monthly owner housing costs are the sum of mortgage payments, real estate taxes, property insurance, and utilities.

Data for rental units showed that for the specified renter-occupied housing units in Meadows - Fall Creek Neighborhood (i.e., renter-occupied housing units except one-family houses on 10 or more acres), the median gross rent was \$187. Gross rent is the contract rent plus the estimated average monthly cost of utilities (fuels and water).

We hope the preceding profile is helpful to you in your analysis of the neighborhood. Please refer to the data tables for further information on these and related subjects. The text in the printed booklet will provide you with explanations and definitions of the various terms used in this profile and in the tables.

MEADOWS-FALL CREEK SOCIAL DEMOGRAPHICS

The perceived quality of life attainable in a given neighborhood is an essential ingredient of its stability. Negative factors affecting this perception directly result in its lessened desirability as a place to live, depreciation in property values and ultimate disinvestment in its residential and commercial structure. Once initiated, it is extremely difficult to arrest the eventual denigration of the neighborhood through physical deterioration and abandonment by all but the very poor who cannot afford to move.

The Meadows-Fall Creek neighborhood exhibits many of the classic signs of disinvestment - high vacancy rates, high unemployment, low average household income and a significantly higher rate of crime when compared to the rest of the city. Unless these negative factors are substantively addressed, there is little likelihood of positive economic development and land use redevelopment taking place.

Probably the single most damaging factor inhibiting improvement in the neighborhood's image is the high instance of crime apparent in the neighborhood. Crimes are committed almost three times (287%) more frequently in the Meadows-Fall Creek neighborhood than the average for the county as a whole. Even more alarmingly, residents are three and a half times more likely to be victims of violent crime than county residents. In addition to the physical, economic and social toll this exacts on residents, the effect of this crime rate is devastating on local perceptions. Residents and non-residents alike are and will continue to be disinclined to make investments of any nature in an area they feel to be tenuous and unsafe.

As expressed in the section of this plan dealing with public safety, there are a number of police action, security and educational measures that should be taken to deal with the problem. Beyond this, however, it is imperative that the remote and proximate causes of the problem be likewise dealt with. Unaddressed, they will inevitably perpetuate or intensify an already deplorable situation. Three areas should be addressed in particular. These are the areas of youth, employment and education.

Youth

In a sense, Meadows-Fall Creek only reflects local and national trends away from traditional household structures. Even so, in almost every category the departure is more extreme in the Meadows-Fall Creek neighborhood. In the short term at least this break with tradition is seen my most to hamper the normal assimilation of acceptable societal values by today's youth.

In 1980, 54% of all households in Marion County were married-couple households. On the other hand, 26% of households in this subarea were married-couple households - less than half the county percentage. Fully 26% of all households were single-parent households, while 41% of all two or more person households were headed by females. (Comparable percentages for the county were 15% and 18% respectively.) Of households with one or more children under 18 years of age, 51% were headed by females with no husband present. (The county percentage was 24%.)

At the same time, the percentage of persons under five years of age in Meadows-Fall Creek was more than twice that of the county (17% vs 7%) and 35% were under the age of 18 at the time of the 1980 Census. The median age of the neighborhood was three years younger than the county median.

Given the significantly younger age of the population of Meadows-Fall Creek and the high instance of single-parent households with children under 18 years of age, there would certainly be the strong probability of need for affordable day care facilities with extended hours at convenient locations within the community. It would also appear probable that structured recreational programs for youth be promoted at facilities to be developed nearby to accommodate them.

Employment

While Indianapolis was enjoying its pre-recession employment peak in 1979 with record per capita income, inhabitants of the Meadows-Fall Creek neighborhood were experiencing high unemployment and abnormally low earnings. One out of every five families had incomes below the poverty level. At \$12,145, the median family income was 42% below the median family income for the county (\$20,819). Median household income (\$11,719) was only two-thirds the \$17,400 county median. Whereas 7% of the county's households received public assistance, 12% of the neighborhood's households were on welfare. As a result, almost one out of every five residents managed on incomes below the poverty level.

Unemployment in the neighborhood was at almost twice the county level in 1979. Fully 11% of the workforce could not find work at a time when unemployment for the county was only 5.8%. Significantly, of those who did work in 1979, 27% experienced episodes of unemployment during the year. The type of occupations in which residents were engaged also contributed to the low median income figures for the neighborhood. Almost one-half of all workers were employed in low wage sales, clerical and service occupations.

Since income is normally a function of employment, two obvious needs are illustrated by these above-mentioned data. Job placement services should be focused on the neighborhood and

provided at the neighborhood level. Of a longer-term nature, skills training should be offered to both those who have none and to those having the desire to upgrade their existing skills. These training programs should be strongly promoted and, if possible, provided within the neighborhood.

Education

One basic method of measuring the educational achievement of a given population has been to look at the number of years of schooling completed by that population which is 25 years of age and older. Using this method, the following achievement profile indicates some interesting comparisons between Meadows-Fall Creek and the county as a whole.

The percentage of persons having completed undergraduate and graduate years of education in 1980 was approximately the same (M-FC 29% and Maron County 30%). At the lower end of the educational spectrum, however, disparities appear. The percentage of persons over 24 years old who had completed high school in the neighborhood was four percentage points lower than the county (63% vs 67%). Conversely, the dropout rate through grammar and high school was four percentage points higher than the county. While a greater percentage of students dropped out at the grammar school level in the county, the high school dropout rate was six percent higher in Meadows-Fall Creek.

Looking at completion statistics for persons eighteen years old and over, we are able to assess changes that had taken place in the seven years prior to the completion rates for the twenty-five year old and over population. At this level there are encouraging signs for the neighborhood. Those completing 0-11 years of education dropped from 37% of the population to 33%, while the percent of those completing high school rose from 34% to 40%. The percentage of those completing 1 to 3 years of college also rose (to 19% from 18%).

The implication of this data is that younger persons in the Meadows-Fall Creek neighborhood tended to remain in school longer than their predecessors - presumably having set higher educational goals for themselves. While the neighborhood remains below the county academic achievement rate, these are positive signs which should be fostered in every way possible. In-neighborhood pre-school programs, after school tutoring and targeted counseling services are all desirable means to this end.

APPENDIX C

1987 COMMUNITY DEVELOPMENT PROGRAM

INDIANAPOLIS BUSINESS DEVELOPMENT FOUNDATION
MEADOWS SHOPPING CENTER REVITALIZATION PROJECT

JULY 11, 1986

PROJECT DESIGN

I. This application is being submitted under category one (1).

II. DETAILED PROJECT DESCRIPTION

The project is to assist the Meadows Area's Economic Development Committee to develop and implement a master plan for the implementation of the Meadows Shopping Center Revitalization project. The preliminary plan for the economic development process may involve three (3) different initiatives in two phases.

The initiatives include: (1) The development of approximately 80,000 square feet of retail space including a major grocery store and a drug store and perhaps a large discount retail store. (\$4,500,000) (2) An elderly 202 project to be located in 75,000 square feet of vacant office space. (\$1,250,000) (3) A nursing home is proposed in Phase I. (\$3,000,000). It will be 100% financed from private sources.

- A. These initiatives will be a part of the implementation of the Meadows Area Long Range Plan. They will be coordinate dwith all other Keystone Corridor economic development efforts, the 38th Street Transportation Improvement Plan, the Keystone Avenue Transportation Improvement Plan, and any other economic and business development efforts initiated in and in close proximity to the area during the tenure of this project. It is anticipated that a minimum of 250 new jobs will be created in Phase I and there will be a significant rise in area property values. The tax base for the area is expected to be increased.
- B. Specific tasks to be performed under this project proposal are the provision of pre-development activities that include but are not limited to market analysis, planning and design, the identity and analysis of financial resources, community organization, fund raising, site preparation, engineering, and architectural planning and design. The personnel required will involve a team of three or four professional persons to be identified and approved by IBDF and the Meadows Area Economic Development Committee, and employed and supervised by IBDF. The work to be performed is expected to be completed in 200 man hours @ \$100.00 per hour. Secretarial services and computer access will be provided by IBDF as well.
- C. The specific daily tasks performed by the pre-development team will be developed and directed by IBDF and the Meadows Area Economic Development Committee. The planning staffs of DMD, Division of Housing and Economic Development are in the process of

developing a master plan for the area. it is imperative therefore, that the pre-development team be employed as soon as possible to assist DMD staff assigned to the Meadows area in developing an effective working plan.

- D. There is no costs recovery system. This is a one-time grant application.

III. LOCATION

- A. The neighborhood boundaries are Meadows Drive on the east, N. Temple and N. Eastern Avenues on the west, Millersville Road on the north, and E. 38th Street on the south as per the attached maps.
- B. There has been general decline evidenced by the vacant 80,000 square feet of retail space in the Meadows Shopping Center, 75,000 square feet of empty office space, and the overall under-utilization and neglect in the area. Assessed valuations in the area have declined an estimated 45 to 50% since 1970. The predominantly black population suffers greater than average unemployment, especially among youth; a disproportionate number of low to moderate income households, single parent households; limited quality and convenient shopping opportunities; inadequate neighborhood services; etc. The Meadows Area Economic Development Committee with assistance from DMD staff has successfully had the area designated a redevelopment district. The deplorable aesthetics and serious public health hazards the area possesses require immediate remedy. The Master Plan must be completed and implemented.
- C. Not Applicable
- D. Not Applicable
- E. As the staff of DMD and the pre-development team carry out their tasks towards the development of a master plan, additional factors will be identified.

IV. Need

- A. See attached data as Exhibit A
- B. Phase II of the project which involves the actual implementation of the master plan will be tandemed with HUD 202 funds. Funding for the nursing home will be 100% private financing, and the retail development project will involve Local Initiatives Support Corporation (LISC) and other foundations and public resources. In addition, \$750,000 in equity will be provided by the Pentecostal Assemblies of The World. That body owns the properties alluded to and discussed in this proposal.

V. ANTICIPATED ACCOMPLISHMENTS

- A. Two hundred and fifty or more jobs will be created, retained for the low and moderate income residents of the area.
- B. Total of capital outlay for the three projects is \$1,250,000 for 202 housing for the elderly; \$4,500,000 for retail space development and \$3,000,000 for a nursing home; a total of \$8,750,000. Of that amount, \$6,225,000 will be private financing which includes \$750,000 equity from Pentecostal Assemblies of The World. The remaining private funds will be secured upon completion of the master plan in the development of the necessary proposals. Therefore, the leverage of private dollars to public dollars is 2.47 to 1.
- C. As previously stated the preliminary plans for the area call for an overall renovation and improvement of the appearance of the Meadows Shopping Center, the development of major tenants, and the creation of retail space for small firms space to afford high quality and convenient shopping opportunities and jobs for area residents. To renovate the existing vacant office space into 202 housing opportunities for the elderly will without exception enhance the overall appearance of the area as well as taking full advantage of existing unused space. The nursing home will help alleviate a growing need for that kind of care and enhance the 202 application's approval potential.
- D. As suggested the overall physical appearance of the declining area will be remedied by the full implementation of the re-vitalization project.
- E. The economic impact of the public and private investment is not accurately known at this time, however, the reversal of the declining trend will be evidenced by the 250 or more new jobs to be created, the broadening of the tax-base, the increase in utilities consumption, and the increase in the purchasing power of the area that will be realized from the jobs created by the nursing home and the shopping center. The tenants of the 202 housing project will contribute to the consumer market as well.

- VI. A. All work activities performed under this grant will be monitored by the Indianapolis Business Development Foundation staff. The quality of the work will be evaluated by a review team of the Foundation, Division of Economic and Housing Development staff, and the Meadows Area Economic Development Committee. Written Progress Reports will be submitted each week and will reviewed for comment.

B. The client intake procedures are not applicable to this proposal.

VII. The Meadows Shopping Center's having been designated a revitalization project by the City of Indianapolis and the assignment of a staff person from the Division of Economic and Housing Development to assist in this process are clear indications that it is in the interest of the citizens of Indianapolis and the local government to address and remedy the deplorable economic conditions that exist in the subject revitalization area.

AGENCY - CONTRACTOR - PART I

AGREEMENT FOR EXECUTION OF A
PORTION OF THE COMMUNITY DEVELOPMENT
PROGRAM FOR THE CITY OF INDIANAPOLIS

THIS AGREEMENT entered into by and between the Department of Metropolitan Development (hereinafter called the "Agency"), and Indianapolis Business Development Foundation (hereinafter called the "contractor").

PART I

Section 1.1 Purpose of Agreement. The City of Indianapolis ("City") has received a Grant from the Department of Housing and Urban Development of the United States of America for the purpose of undertaking a Community Development Program and the City has designated the Agency to carry out a portion of the Community Development Program; and pursuant thereto the Agency desires to engage the Contractor to perform a portion of said Community Development Program.

Section 1.2 Agreement to Perform. The Agency hereby agrees to engage the Contractor, and the Contractor hereby agrees to perform, the services hereinafter set forth in connection with the Community Development Program for Indianapolis, Marion County, Indiana.

Section 1.3 Scope of Services. The Contractor shall do, perform and carry out in a good and professional manner the responsibilities and services identified in the Scope of Services attached hereto and made a part hereof as "Attachment A".

Section 1.4 Schedule of Performance. The services to be provided under this Agreement shall be completed by December 31, 1987; provided that if said services have not been completed by said date, the Agency may extend the completion date by giving written notice of said extension to the Contractor. The services to be performed hereunder by the Contractor shall commence and shall be undertaken and completed in such sequence as to assure its expeditious completion and to best carry out the purposes of this Agreement. All schedules, if any, for commencement or completion of all or any part of the services shall be adhered to by the Contractor and the failure to comply with any such schedule, or schedules, shall constitute a breach of this Agreement. Any extension granted by the Agency shall not constitute a waiver of any breach of this Agreement.

Section 1.5 Compensation. The Agency agrees to pay the Contractor for all services required herein, including any reimbursement for expenses incurred, a sum not to exceed: Twenty-Three Thousand Dollars (\$23,000.00). Contractor agrees to complete all services and responsibilities provided for herein for said sum.

Section 1.6 Method of Payment. The Contractor shall be entitled to payment in accordance with provisions of Attachment "B" hereto. The Agency shall pay the Contractor upon receipt of periodic billings submitted by the Contractor for performance of services herein described, subject to receipt by the Agency of a requisition for payment from the Contractor, specifying that the work under this Agreement has been performed in conformity with the Agreement, and that the Contractor is entitled to receive the amount requisitioned under the terms of this Agreement. It is agreed, however, that ten percent (10%) of each requisitioned amount shall be retained by the Agency until the Contractor's services under this Agreement have been completed to the satisfaction of the Agency and the City.

Section 1.7 Attachments. Part II of this Agreement, Attachments A and B, and any other attachments referred to herein are expressly made a part of this Agreement and are binding upon the parties hereto in the same manner and with the same force and effect as if set out in detail in the body of this Agreement and as if the said Part II and the said attachments were executed by the parties hereto.

Section 1.8 Effective Date. This Agreement shall be effective upon the date that it has been executed by all parties and approved by the City of Indianapolis.

IN WITNESS WHEREOF, the Agency and the Contractor have executed this Agreement on the dates subscribed below.

Attachment A
Scope of Services

Special Projects - Feasibility Studies

The City of Indianapolis, through its Department of Metropolitan Development, Division of Economic and Housing Development, (DEHD) agrees to use a portion of its Community Development Block Grant (CDBG) funds for a "Special Project" conducted by the Indianapolis Business Development Foundation and the Meadows Shopping Center Revitalization Project.

I. Market Feasibility Study

A. Area and Recipients to be Served

The program will operate in the neighborhood of Meadows Drive on the east, North Temple and North Eastern Avenues on the west, Millersville Road on the north, and East 38th Street on the south. The recipients will be the Indianapolis Business Development Foundation and the Meadows Shopping Center Revitalization Project.

B. Activities to be Undertaken

The Indianapolis Business Development Foundation and the Meadows Project will provide the following information in the form a a feasibility study.

1. Marketing studies for a variety of stores
2. Housing
3. Site Preparation
4. Architectural Studies
5. Community Needs
6. The cost of construction

Anticipated Accomplishments

1. Development of a work program to be followed in the continuing implementation of the Meadows Project which identifies the key players, their roles, target deadlines and estimated costs.
2. Identification of potential tenants including firm letters of commitment from anchor tenants.

3. Provide to DEHD results of market studies for both housing and retail establishments.
4. Identification of alternatives for development and associated costs.

All activities under this project will be coordinated through identified staff with the Division of Economic and Housing Development and the Division of Planning.

II. Sub-Contract Approval

Contracts between the Indianapolis Business Development Foundation and the Meadows Project and all subcontractors are subject to review and approval of DEHD. Failure to secure DEHD approval prior to the execution of any sub-agreement of this contract shall result in the disallowance of the costs incurred under the agreement.

The Indianapolis Business Development Foundation and the Meadows Project is responsible for verifying that any and all contractors to be utilized through this agreement are licensed by the City of Indianapolis. Verification of liability insurance, bonding and workmen's compensation of all rehabilitation contractors to perform services as part of this contract is also the responsibility of the Indianapolis Business Development Foundation and the Meadows Project.

In requesting review or approval of subcontract agreements, the Indianapolis Business Development Foundation and the Meadows Project shall submit a Subcontract Approval form to DEHD which shall include the following information:

1. Name, address and Federal I.D. number (if applicable) of the contractor to perform the work.
2. Address of the location where the work is to occur.
3. Total estimated cost of the rehabilitation as proposed by the contractor.
4. Written specification of all work to be undertaken by the contractor, as provided by the Indianapolis Business Development Foundation and the Meadows Project through the architect.
5. Written estimates for all subcontractors who submitted bids on the project.

The Contractor shall incorporate into subcontract, provisions to assure compliance with the Davis-Bacon Act (see 2-10 Labor Standards).

III. Reporting Requirements

The Indianapolis Business Development Foundation and the Meadows Project shall be responsible for preparing a monthly report for the use of DEHD, detailing progress of the project for the duration of the period when project funds are expended. This report shall include the following information, at minimum, and shall be due by the 5th calendar day of each month for the previous month's work activity regardless of whether funds are expended:

- Name and address of project
- Date work started
- Date work completed
- Total cost of project
- Total private dollars leveraged
- Number of temporary and permanent jobs created/retained

A final cumulative report must be submitted by the Indianapolis Business Development Foundation and the Meadows Shopping Project within 15 calendar days after the end of the program year.

In addition IBDF will provide information regarding progress of the feasibility study including contracts made of potential clients/retailers; results of marketing, architectural, and community needs; potential uses; and anticipated construction/rehabilitation costs. These reports are to be submitted with any claims for payment and are in addition to the monthly reports due on the fifth day of each month.

Failure to submit any or all of the required reports in the prescribed format or in a timely manner shall result in a delay of reimbursement checks or termination of contract for cause.

Attachment "C"

Program Budget

<u>Character</u>	<u>Description</u>	<u>Budget</u>
01	Personnel	\$ 4,600
02	Supplies	1,150
03	Contractual Service (Feasibility Study)	17,250
	Total Project Budget	<u>\$23,000</u>

APPENDIX D

MEADOWS SHOPPING CENTER PROPERTY OWNERS

VALID AS OF NOVEMBER, 1986

1. Aid Associates
4136 Millersville Road
c/o Nancy Hender
3939 Meadows Drive, Suite 100
Indianapolis, Indiana 46205
2. Pentecostal Assemblies of The
World
3908 Meadows Drive
3939 Meadows Drive
Indianapolis, Indiana 46205
3. Meadowland Associates
of Indiana, Inc.
3030 Meadows Parkway
Indianapolis, Indiana 46205
4. Aid Associates
4136 Millersville Road
c/o Nancy Hender
3939 Meadows Drive, Suite 100
Indianapolis, In 46205
5. Pentecostal Assemblies of The
World
3810 North Rural
3939 Meadows Drive
Indianapolis, Indiana 46205
6. G.W. Investments
4165 Millersville Road
4165 Millersville Road
Indianapolis, Indiana 46205
7. Viborg Corporation
4169 Millersville Road
4179 Millersville Road
4169 Millersville Road
Indianapolis, Indiana 46205
8. Viborg Corporation
4179 Millersville Road
4169 Millersville Road
Indianapolis, Indiana 46205

9. BVM Annuciation, Inc.
4000 Meadows Drive
c/o Anthony Spicuzza
19 North Alabama Street
Brazil, Indiana 47834
10. BVM Annuciation, Inc.
4002 Meadows Drive
c/o Anthony Spicuzza
19 North Alabama Street
Brazil, Indiana 47834
11. Leo A. Lippman
3812 North Rural
8606 Allisonville Road
Indianapolis, Indiana 46250
12. Meadowland Associates
of Indiana, Inc.
3000 Meadows Parkway
9292 East 131st Street
Noblesville, Indiana 46060
13. Lippman, Leo A.
4006 Meadows
8606 Allisonville Road
Indianapolis, Indiana 46250
14. Meadowland Associates
of Indiana, Inc.
3020 Meadows Parkway
9292 East 131st Street
15. Bailey, Rev. E. Trust
2800 East 39th Street
2800 East 39th Street
Indianapolis, Indiana 46205
16. Pentecostal Assemblies of The
World
4064 North Rural
3939 Meadows Drive
Indianapolis, Indiana 46205
17. Aid Associates
4020 North Rural
c/o Nancy Hender
3939 Meadows Drive, Suite 100
Indianapolis, Indiana 46205
18. Don & Mary Shoemaker
3830 Meadows Drive
c/o Shoemaker Motion Picture
Company
3901 Meadows Drive
Indianapolis, Indiana 46205

19. Oxford Development Corporation
2220 East 38th Street
8606 North Allionville Road
Indianapolis, Indiana 46208
20. John & Katherine Bailey
2333 East 38th Street
2432 Martin Luther King Drive
Indianapolis, Indiana 46208
21. Meadowland Associates of
4004 Meadows Drive
9292 Martin Luther King Drive
Indianapolis, Indiana 46060
22. Aid Associates
4014 East 39th Street
c/o Cathy Hender
3939 Meadows Drive, Suite 100
Indianapolis, Indiana 46205
23. Aid Associates
4016 East 39th Street
c/o Cathy Hender
3939 Meadows Drive, Suite 100
Indianapolis, Indiana 46205
24. Allen Sklare
3949 Meadows Drive
7858 Bayshore Drive
Indianapolis, Indiana 46240
25. Don Shoemaker
3909 Meadows Drive
c/o Shoemaker Motion Pictures
345 North Capitol Avenue
Indianapolis, Indiana 46204
26. The Pentecostal Assemblies of The
World
3919 Meadows Drive
3939 Meadows Drive
Indianapolis, Indiana 46205
27. Charles Zakoian
3839 Meadows Drive
6272 West North Avenue
Chicago, Illinois 60639
28. Allen Sklare
3949 Meadows Drive
7858 Bayshore Drive
Indianapolis, Indiana 46240

29. Aid Associates
3951-55 Meadows Drive
c/o Nancy Hender
3969 Meadows Drive, Suite 100
Indianapolis, Indiana 46205
30. The Pentecostal Assemblies of The
World
3935 Meadows Drive
3939 Meadows Drive
3943 Meadows Drive
3939 Meadows Drive
Indianapolis, Indiana 46205
31. Crystal Glen Apartments
Suite 406
3802 North Dearborn
450 Austrailian Avenue
West Palm Beach, Florida 33401
32. Cathedral Trustees, Inc.
3805 North Dearborn
5252 East 56th Street
Indianapolis, Indiana 46220
33. Crystal Glen Apartments, Inc.
Suite 406
3902 North LaSalle
450 Austrailian Avenue
West Palm Beach, Florida 33401
34. Crystal Glen Apartments, Inc.
Suite 406
3802 North Dearborn
450 Austrailian Avenue
West Palm Beach, Florida
35. Crystal Glen Apartments, Inc.
Suite 406
3333 East 39th Street
3805 North Dearborn
450 Austrailian Avenue
West Palm Beach, Florida 33401
36. Crystal Glen Apartments, Inc.
Suite 406
3901 Adams Street
450 Austrailian Avenue
West Palm Beach, Florida 33401
37. Aid Associates
3969 Meadows Drive
c/o Nancy Hender
Suite 100
3969 Meadows Drive
Indianapolis, Indiana 46205

39. Leo Lippman
4006 Meadows Drive
8606 Allisonville Road
Indianapolis, Indiana 46250
40. Oxford Development Corporation
4006 Meadows Drive
3939 Meadows Drive
Indianapolis, Indiana 46205
41. Pine Hills Associates Partnership
4005 B Meadows Drive
c/o Jacob Medue
1300 South Hampton Street
St. Louis, Missouri 63139
42. Pine Hills Associates Partnership
4005 A Meadows Drive
c/o Jacob Medue
1300 South Hampton Street
St. Louis, Missouri 63139
43. Pine Hills Associates Partnership
4005 C Meadows Drive
c/o Jacob Medue
1300 South Hampton Street
St. Louis, Missouri 63139
44. Pine Hills Associates Partnership
4005 Meadows Drive
c/o Jacob Medue
1300 South Hampton Street
St. Louis, Missouri 63139
45. William Roberts
4201 Millersville Road
4575 Millersville Road
Indianapolis, Indiana 46205
46. William Roberts
4201 A Millersville Road
4575 Millersville Road
Indianapolis, Indiana 46205

APPENDIX E

RECOMMENDED TAX ABATEMENT DEDUCTION PERIODS FOR THE MEADOWS-FALL CREEK NEIGHBORHOOD PLAN

(See Map #18)

The City of Indianapolis, through the Metropolitan Development Commission, can by resolution, permit partial abatement of property taxes which are conducive to the rehabilitation and economic development of an area.

Resolution 011, 1986, "allows the partial abatement of property taxes attributable to "redevelopment or rehabilitation" activities in economic revitalization areas".

The resolution further provides that "after January 1, 1986, P. L. 62-1985 (an amendment of IE 6-1.1-12.1), allows the Commission to determine the length of the abatement period at either 3, 6 or ten years, with a statutorily prescribed deduction schedule for each period".

"Whether there is compliance with the following statutory criterion: (the area).....has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property".

"If the project is located in a redevelopment area, local historic district or area which is the subject of a subarea plan (e.g., neighborhood plan, corridor plan) relative to which the Commission has adopted, by resolution, a policy stating the availability of economic revitalization area designation, the Commission shall use the tax abatement policy for the redevelopment area, historic district or subarea in determining whether economic revitalization area designation should be granted and if so, for what deduction period" (refer to Appendix).

"The Metropolitan Development Commission has the duty to 1) investigate, study, and survey blighted, deteriorated and deteriorating areas within the redevelopment district; 2) investigate, study, determine, and to the extent possible, combat the causes of blight and deterioration; 3) promote the use of land in the manner that best serves the interests of the Consolidated City and its inhabitants, both from the standpoint of human needs and economic values.....".

The standards, as set forth by the Metropolitan Commission for the revitalization and restoration of blighted neighborhoods, is applicable to the Meadows-Fall Creek neighborhood.

The prepared map indicates areas in the neighborhood which appear to be characterized by disproportionate deterioration and disinvestment. Because the Keystone Corridor Plan and the Meadows-Fall Creek Neighborhood Plan have overlapping boundaries, and because the Keystone Corridor Plan has recently been adopted by the Metropolitan Development Commission, the tax abatement recommendations set forth in this document are compatible with the recommendations relative to the Keystone Corridor, from 38th Street north to Fall Creek Parkway. Other designated areas are 38th Street east to Sherman Drive, the Meadows Shopping Center and Millersville Road.

This tax abatement policy is vital for revitalization of the Meadows-Fall Creek Neighborhood. This policy provides an economic incentive for the retention of existing businesses and for new investment in the neighborhood. Tax abatement is one of the primary incentives for implementation of the plan, especially as it relates to the redevelopment of the Meadows Shopping Center, Keystone Avenue and 38th Street. Additionally, the tax abatement policy supports land use and zoning recommendations due to the fact that the subject property desiring a tax abatement designation has to be in compliance with zoning restrictions either through the variance or rezoning procedures.



MEADOWS / FALL CREEK NEIGHBORHOOD PLAN **MAP 18/ TAX ABATEMENT RECOMMENDATIONS**

<p>RESIDENTIAL (Single Family)</p> <p> Up to 3 years deduction</p>	<p>COMMERCIAL</p> <p> Up to 3 years deduction</p> <p> Up to 8 years deduction</p> <p> Up to 10 years deduction</p>
<p>RESIDENTIAL (Multi-Family)</p> <p> Up to 3 years deduction</p> <p> Up to 10 years deduction</p>	<p>INDUSTRIAL</p> <p> Up to 6 years deduction</p>

The preparation of this map was financed in part by a Community Block Grant



June 1987
Department of Metropolitan Development
Division of Planning
Indianapolis Marion County, Indiana

APPENDIX F

KEYSTONE CORRIDOR PUBLIC HEARING KEYSTONE AVENUE/RURAL STREET INDIANAPOLIS DEPARTMENT OF TRANSPORTATION

PROJECT: M-B 468(2)

PUBLIC HEARING

Welcome. We are pleased that you have taken the time to attend this public hearing being held by the Indiana Department of Highways, on behalf of the City of Indianapolis. It is hoped that you will find our information concerning the Rural Street/Keystone Avenue project being developed by the Indianapolis Department of Transportation to be both informative and beneficial. Because of the fact that you have taken the time to attend this public hearing, it is clear that you have an interest in this project, and we hope that you will express your concerns either orally or in written form.

HOW TO MAKE COMMENTS

Comments for this public hearing may be made in two ways, either written or oral. In order for your oral testimony to be recorded and included in the transcript it will be necessary for you to speak into a microphone during the formal proceedings, which will be provided at the front of the room. In making your comments we request that you begin by giving your name and address. If you are representing a group or organization, also state who you are representing. Feel free to make any comments you feel are important with regards to this project.

In the event you desire not to make any oral comments during the formal proceedings of this public hearing, written statements and exhibits will be accepted for purpose of the official record in the office of the Hearings Examiner, Indiana Department of Highways, Room 1204, State Office Buildings, Indianapolis, Indiana 46204-2249, for a period of two (2) weeks following this hearing. If you wish, you may use the attached comment sheet. All materials received as a result of this hearing will be made a part of the official transcript and duly considered in the decision-making process.

Your interest in the proposed Rural Street/Keystone Avenue improvement is greatly appreciated. Thank you for your input and attendance.

ALTERNATIVES

The selection of alternatives for this project is severely limited due to the many design constraints which are present in the proposed project area. The area traversed by this corridor is heavily populated, with clusters of business activity at the major intersections.

The criteria used to select the reasonable alternatives involved the avoidance of large public facilities such as schools and correctional facilities. Careful consideration was also given to large churches and businesses which might be difficult to relocate due to the large number of members or employees living in the surrounding community.

The alternatives selected for study utilize as much of the existing right-of-way as possible. In some areas of the corridor there appears to be only one reasonable alternative due to design constraints such as railroad crossings or public facilities. The main objective of this study is to present a comparison of alternatives in order to find a workable alternative which causes the least amount of social, economic, and environmental damage possible.

Due to the length of the corridor being studied, it has been divided into 13 logical construction segments for easier understanding. The project will be phased over the entire length of the corridor, with certain segments having top priority for improvement. The attached Table 2 shows the proposed project phasing. The following segments have been established and will be used for the more detailed explanation of each alternative.

<u>Section</u>	<u>Description</u>
1	Pleasant Run Parkway North Drive to 400 feet south of Hoyt Avenue
2	400 feet south of Hoyt Avenue to 700 feet north of Washington Street
3	700 feet north of Washington Street to Vermont Street
4	Vermont Street to 11th Street
5	11th Street to Brookside Parkway South Drive
6	Brookside Parkway South Drive to Brookside Parkway North Drive

SectionDescription

- | | |
|----|--|
| 7 | Pleasant Run Parkway North Drive to 400 feet south of Hoyt Avenue |
| 8 | 18th Street to railroad tracks just north of Bloyd Avenue |
| 9 | Railroad tracks north of Bloyd Avenue to northernmost I-70 entrance ramp |
| 10 | Northern terminus of I-70 interchange to 28th Street |
| 11 | 28th Street to 33rd Street |
| 12 | 33rd Street to 39th Street |
| 13 | 39th Street to the bridge over Fall Creek |

TABLE 2
PROPOSED PROJECT PHASING
ALTERNATIVES A, B, & C

		Priority Development Phase	Design	Right-of-Way Acquisition	Construction
1	Pleasant Run Pkwy. N. Dr. to 400' South of Hoyt Ave.	II	1990	1992	1994
2	400' South of Hoyt Ave. to 700" North of Washington St.	III	*	*	*
3	700' North of Washington St. to Vermont St.	II	1990	1992	1994
4	Vermont St. to 11th St.	I	1985	1986	1988
5	11th St. to Brookside	II	1992	1994	1996**
6	Brookside Pkwy. S. Drive to Brookside Pkwy. N. Drive	II	1992	1994	1996**
7	Brookside Pkwy. N. Drive to 18th Street	I	1985	1987	1989
8	18th Street to RR Tracks North of Bloyd Avenue	I	1985	1987	1989
9	RR Tracks to Northern I-70 Entrance Ramp			No Improvement	
10	I-70 Entrance Ramp to 28th Street	I	1985	1987	1989
11	28th St. to 33rd St.	I	1985	1986	1987
12	33rd St. to 39th St.	I	1985	1986	1987
13	39th St. to S.r. 37	II	1992	1992	1996

* Priority III implementation schedule has not been developed.

** Sections 5 and 6 will be reconstructed or widened at the same time as the scheduled replacement of the bridge over Pogues Run.

TYPICAL CROSS SECTIONS FOR EACH ALTERNATIVE
(SEE ATTACHED)

SECTION	Alternative A	Alternative B	Alternative C
1 Pleasant Run Pkwy. to 400' South of Hoyt Ave.	G	B	B
2 400' South of Hoyt Ave. to 700' North of Washington St.	E Keystone & Southeastern - C Rural & Washington - C	B - C	B
3 700' North of Washington St. to Vermont St.	F	B	B
4 Vermont St. to 11th St.	G Rural & Michigan - C Rural & 10th - C	B	B
5 11th St. to Brookside Parkway South Drive	F	B	B
6 Brookside Pkwy. S. Drive to Brookside Pkwy. N. Drive	F	B	B
7 Brookside Pkwy. N. Drive to 18th Street	F	B	B
8 18th Street to RR Tracks North of Bloyd Avenue	C	B	B
9 RR Tracks to Northern 1-70 Entrance Ramp	-	-	-
10 1-70 Entrance Ramp to 28th Street	C	A	A
11 28th Street to 33rd Street	F Keystone & 30th - D	B	B
12 33rd Street to 39th Street	E1 /Keystone & 34th - C Keystone & 38th - C	B Keystone & 38th - A	B Keystone & 38th
13 39th Street to	Keystone & Millersville - D		

COMPARISON OF PROPERTY ACQUISITION
BY PRIORITY DEVELOPMENT PHASE

	Alternative A	Alternative B	Alternative C
PRIORITY I DEVELOPMENT PHASE	58 Residences (X) 13 Businesses (X) 32 Businesses (F) 1 Church (X) 1 Church (F)	200 Residences (X) 30 Businesses (X) 10 Businesses (F) 1 Church (X) 1 Church (F)	227 Residences (X) 20 Businesses (X) 11 Businesses (F) 1 Church (X) 2 Churches (F)
PRIORITY II DEVELOPMENT PHASE	5 Businesses (F)	44 Residences (X) 13 Businesses (X) 13 Businesses (F) Brookside Park (F)	72 Residences (X) 7 Businesses (X) 8 Businesses (F) 2 Churches (X) Spades Park (F)
PRIORITY III DEVELOPMENT PHASE	76 Residences (X) 5 Businesses (X) 3 Businesses (F)	81 Residences (X) 5 Businesses (X) 3 Businesses (F)	95 Residences (X) 7 Businesses (X) 3 Businesses (F)
TOTAL DEVELOPMENT	134 Residences (X) 18 Businesses (X) 40 Businesses (F) 1 Church (X) 1 Church (F)	325 Residences (X) 48 Businesses (X) 26 Businesses (F) 1 Church (X) 1 Church (F)	394 Residences (X) 34 Businesses (X) 22 Businesses (F) 3 Churches (X) 2 Churches (F)

PRIORITY I -- Right-Of-Way Acquisition - 1986-1987
PRIORITY II -- Right-Of-Way Acquisition - 1992-1994
PRIORITY III -- Implementation Schedule Has Not Been Developed

(X) Total Acquisition of Property
(F) Acquisition of Frontage Property

EXISTING PAVEMENT AND RIGHT-OF-WAY WIDTHS

Section	Existing Facility	
	Pavement Width	Right-Of Way
1 Pleasant Run Pkwy. N. Dr. to 400' South of Hoyt Ave.	40'	50'
2 400' South of Hoyt Ave. to 700' North of Washington St.	40'	60'
3 700' North of Washington St. to Vermont St.	40'	60'
4 Vermont St. to 11th St.	30'	50'
5 11th St. to Brookside Parkway South Drive	36'	60'
6 Brookside Pkwy. S. Drive to Brookside Pkwy. N. Drive	40'	60'
7 Brookside Pkwy. N. Drive to 18th Street	40'	60'
8 18th Street to RR Tracks North of Bloyd Avenue	40'	60'
9 RR Tracks to Northern I-70 Entrance Ramp	24-30-24	120'
10 I-70 Entrance Ramp to 28th Street	48'	60'
11 28th St. to 33rd St.	45'	60'-90'
12 33rd St. to 39th St.	36'	50'
13 39th St. to S.R. 37	48'	50'-60'

1987
HIGH ACCIDENT INTERSECTIONS

ANNUAL SUMMARY

Department of Transportation
Traffic Engineering Division

<u>RANKING</u>	<u>INTERSECTIONS</u>	<u>Total Accidents Per Year</u>		
		<u>1986</u>	<u>1985</u>	<u>1984</u>
1.	Keystone Ave. (Sr 431)/I-465(2 INT.)	104	49	55
2.	Keystone Ave./30th St.	48	34	22
3.	Lafayette Rd./38th St.	44	38	37
4.	Michigan Rd./Westlane Rd., & 71st St.	44	33	13
5.	Shadeland Ave. (I-69)/82nd St.	44	22	23
6.	Moller Rd./38th St.	42	30	23
7.	High School Rd./38th St.	40	37	22
8.	Fall Creek Pkwy. N. Dr./38th St. (SR 37)	37	35	41
9.	College Ave./38th St. (SR 37)	36	21	31
10.	English Av./Rural St., & Southeastern Av.	36	23	17
11.	Lynhurst Dr./10th St.	34	20	NA
12.	College Ave./Washington St.	32	25	10
13.	Interstate-70/Post Road (2 INT.)	31	28	20
14.	Emerson Ave./38th St.	31	23	20
15.	Michigan Rd./86th St.	31	20	29
16.	High School Rd./Washington St.	30	34	24
17.	Capitol Ave./South Ave.	30	29	27
18.	Raymond St./Shelby St.	30	32	16
19.	Keystone Ave./38th St.	30	44	44
20.	Crawfordsville Rd. (US 136)/High School Rd.	29	NA	NA
21.	Sherman Dr./34th St.	29	21	16

1987
HIGH ACCIDENT INTERSECTIONS

ANNUAL SUMMARY

Department of Transportation
Traffic Engineering Division

<u>RANKING</u>	<u>INTERSECTIONS</u>	<u>Total Accidents Per Year</u>		
		<u>1986</u>	<u>1985</u>	<u>1984</u>
22.	Pendleton Pike(SR 67)/I-465(2 INT.)	29	34	37
23.	East St.(US 31)/National Ave.	28	26	24
24.	Allisonville Rd./82nd St.	28	26	24
25.	Michigan St./Pine St.(I-70/I-65)	28	23	31
26.	East St.(US 31)/Stop 11 Road	27	19	9
27.	Senate Ave./10th St.	27	16	27
28.	Bash St./82nd St.	26	11	15
29.	Keystone Ave./34 St.	26	27	27
30.	Michigan Rd./Martin Luther King Jr.St./38th St.	25	31	23
31.	Post Rd./38th St.	25	14	16
32.	Interstate-69/82nd St.	25	22	23
33.	Holt Rd./Washington St.	25	28	18
34.	Capitol Ave./38th St.	24	28	16
35.	High School Rd./Rockville Rd.	24	23	35
36.	Delaware St.(US 31)/Georgia St.	24	3	3
37.	Crawfordsville Rd./Georgetown Rd./16th St.	23	24	12
38.	Shadeland Ave./38th St.	23	20	20
39.	College Ave./Kessler Blvd.	22	20	15
40.	Delaware St./Washington St.	21	18	16
41.	Pendleton Pike/Shadeland Ave.	21	24	16
42.	Fall Creek Pkwy. N. Dr./30th St.	21	24	25

1987
HIGH ACCIDENT INTERSECTIONS

ANNUAL SUMMARY

Department of Transportation
Traffic Engineering Division

<u>RANKING</u>	<u>INTERSECTIONS</u>	<u>Total Accidents Per Year</u>		
		<u>1986</u>	<u>1985</u>	<u>1984</u>
43.	Allisonville Rd./86th St.	20	18	8
44.	Rural St./10th St.	20	25	15
45.	Georgetown Rd./38th St.	20	28	27
46.	(S)County Line Rd./Madison Ave.	20	31	23

AVERAGE DAILY TRAFFIC COUNTS (A.D.T.)

ALONG KEYSTONE-RURAL CORRIDOR

	From	To	1972 A.D.T.	1978 A.D.T.	1977- 1981 A.D.T.	2000 A.D.T.
SOUTH KEYSTONE AVENUE	Pleasant Run N. Dr.	Prospect Ave.	9,994	9,787	9,043	14,902
	Prospect Ave.	Conrail R.R. Tracks	12,468	10,839	10,478	13,685
	Conrail R.R. Tracks	Hoyt Ave.	8,604	7,069	6,224	13,685
RURAL STREET	Hoyt Ave.	English Ave.	7,310	5,593	4,365	13,685
	English Ave.	Washington St.	10,340	10,456	8,406	16,554
	Washington St.	New York St.	11,630	9,585	9,360	18,440
	New York St.	Michigan St.	12,792	11,512	10,288	18,440
	Michigan St.	10th Street	12,664	11,115	9,909	20,013
	10th Street	Brkside. Pkwy. S. Dr.	12,664	15,717	11,194	19,231
	Brkside. Pkwy. S. Dr.	Massachusetts Ave.	15,250	11,549	10,596	16,232
	Massachusetts Ave.	I-70	13,230	17,362	16,851	24,473
	I-70	25th Street	9,956	22,196	23,037	26,640
NORTH KEYSTONE AVENUE	25th Street	30th Street	17,564	22,406	21,901	19,163
	30th Street	34th Street	16,040	21,765	20,886	23,110
	34th Street	38th Street	17,504	20,716	20,826	23,854
	38th Street	Millersville Road	16,170	22,668	21,321	24,569
	Millersville Road	S.R. 37	19,806	22,259	22,045	24,569

EXISTING AND PREDICTED LEVELS OF SERVICE (L.O.S.)

Intersection	Existing L.O.S. 1983 Existing Facility	Predicted L.O.S. Year 2000 "No Action" Alternative	Predicted L.O.S. (1983 traffic) Alternative A	Predicted L.O.S. Year 2000 Alternative A	Predicted L.O.S. Year 2000 Alternatives B & C
Keystone & Prospect	A	B	A	A	
Rural & Washington	B	D	A	C	C
Rural & New York	B	D	A	C	C
Rural & Michigan	B	D	A	C	C
Rural & 10th Street	B*	C*	A	B	B
Rural & Brookside Pkwy.	A	A	A	A	A
Rural & Brookside Ave.	A	A	A	A	
Rural & Massachusetts	C	E	**	**	**
Keystone & 25th Street	D	F	B	D	C
Keystone & 30th Street	C*	E*	B	D	D
Keystone & 34th Street	C	E	B	D	D
Keystone & 38th Street	F	F	C	D	C
Keystone & Millersville Rd.	B	D	B	C	C

Level of Service:

- A - Highest quality service, free flow with little or no restrictions.
- B - Stable flow with few restrictions.
- C - Stable flow with higher traffic density, some restrictions may be encountered.
- D - Approaching unstable flow, less freedom to maneuver.
- E - Upper limit of capacity, unstable flow, high accident potential with many delays.
- F - Totally unsatisfactory, forced flow, many traffic backups.
- * - Turn restrictions present.
- ** - Underpass will eliminate intersection.

APPENDIX G

Meadows-Fall Creek Planning Area Apartment Managers Questionnaire

There are six major apartment complexes in the Meadows-Fall Creek Neighborhood. They are:

- Pine Hills Apartments, 4005 Meadows Dr. (364 units)
- Meadows Apartments, 4006 Meadows Dr. (330 units)
- Chrystal Glen Apartments, 3805 N. Dearborn St. (650 units)
- Parkwood Apartments, 3558 Forest Grove Dr. (250 units)
- Sherman Forest Apartments, 3517 E. 39th St. (130 units)
- Pebble Tree Apartments, 3602 Bunker Hill Dr. (157 units)

During November, 1986, Division of Planning staff requested the cooperation of the managers of the above apartments in compiling an anonymous social/economic profile of the tenants in the apartments. All of the managers returned the requested data. It is important to note, however, that although there was a high level of cooperation from the apartment managers, there is some probable margin of error. On one occasion, one apartment manager, in the presence of planning staff, quoted, from memory, the demographics for his units.

It is also noted that while all six apartment complexes responded to the survey, not all questions were responded to. As an example, only 421 families are reported to have incomes of \$0-\$4,999 while only 53 families as reported are A.D.C. recipients. The following is the composite:

A. Year unit constructed -	1951	= 36 years
	* -	0 years
	1965	22 years
	1955	32 years
	1954	33 years
	1963	24 years
		147
	Est.	* 25
		172

Average unit is 28 years old

B. Total # of units	330
	669
	286
	129
	254
	<u>155</u>
	1823 Total Units

C. Total # of 1 B.R. Units	186	
	129	
	-	
	129	
	-	
	<u>6</u>	
	450	Total Units
# of 2 B.R. Units	44	
	540	
	286	
	-	
	254	
	<u>135</u>	
	1259	Total Units
# of 3 B.R. Units	-	
	-	
	-	
	-	
	-	
	<u>14</u>	
	14	Total Units
D. Market Rent		
1 B.R. Unit	\$287.00	
	280.00	
	-	
	280.00	
	-	
	<u>340.00</u>	
	\$1187.00	
Average \$296.75 per unit		
2 B.R. Unit	\$ 287.00	
	354.00	
	250.00	
	-	
	360.00	
	<u>375.00</u>	
	\$1626.00	
Average \$325.20 per unit		
3 B.R. Unit	\$ 495.00	One complex only
E. # of occupied units receiving rent subsidy		
	282	
	287	
	33	
	0	
	254	
	<u>0</u>	
	856	or 50%

F. # of units occupied

301	or	91%
548	or	82%
168	or	59%
126	or	98%
254	or	100%
<u>144</u>	or	<u>93%</u>
1541	or	84%

G. current # of tenants

412
912
-
150
762
<u>269</u>
2505

H. # of tenants 18 years or younger

48
508
-
0
508
<u>3</u>
1067 Total (42%)

I. # of tenants 62 years or older

170
26
12
6
8
<u>13</u>
235 (9%)

J. # of physically or mentally handicapped

75
0
0
0
0
0
<u>0</u>
75 (2%)

K. # units occupied by:

1. Married couple; with children under 18

16	5
30	9
-	-
21	NA
9	9
<u>32</u>	<u>-</u>
108	23

2.	Single parent;	with children under 18	
	66	54	
	243	243	
	-	-	
	-	-	
	243	243	
	<u>73</u>	<u>-</u>	
	625	540	
3.	Occupied by 1 or more elderly persons		
		154	
		4	
		-	
		2	
		4	
		<u>13</u>	
		177	
4.	Heads of household age		
	(a) 18-20	(5)	
	* (b) 21-34	(614)	
	* (c) 35-44	(265)	
	(d) 45-61	(219)	
	(e) 62 & older	(209)	
L.	Household Incomes		
	0 - 4,999	421	
	\$ 5,000 - 9,999	147	
	10,000 - 14,999	50	
	15,000 - above	<u>183</u>	
		801	
M.	# Families receiving ADC	53	
N.	Playground Facilities		
	Basketball	1	
	Tennis		
	Tot Lot	6	Total
	Clubhouse	1	
	Swimming Pool	2	
	Laundry Room	6	

Several conclusions can be made from this survey:

1. According to personal visits with the apartment managers, the tenants are now 99% black. From the time that the apartment units were built until the later 1960's, the tenants were 100% white.
2. The apartment units have an average head of household age of 28 years.
3. The 1823 apartment units constitute the majority of the housing units in the Meadows-Fall Creek Neighborhood.
4. Only 23% of the family incomes exceed \$15,000.00.

In summary, the previously all white apartment community is now all black; incomes are low and the socio-economic mix of the apartment community is such that it has to be considered as a major factor when making an assessment of the perception of the community, the impact on the business community and the need for human delivery services for the vast number of persons who are in need.

APPENDIX F

PERMITTED USES IN COMMERCIAL ZONING DISTRICTS

	C-1	C-2	C-3	C-3C	C-4	C-5	C-6	C-7	C-ID
Accessory, Convenience									
Retail Sales and Services									
in Offices and Apartments		X*							
Accounting, Auditing, and									
Bookkeeping Services	X	X	X	X	X	X		X	
Advertising Services	X	X	X	X	X	X		X	
Adult Bookstore					X(SE)*	X(SE)*		X(SE)*	
Adult Theatre (amusement									
recreation, entertainment)					X(SE)*	X(SE)*		X(SE)*	
Air Conditioner Sales &									
Service (window type)					X	X		X	
Air Conditioner Sales &									
Service (central type)									X
Alcohol - Package Liquor									
Store			X*		X*	X*		X*	
Alignment, wheel						X		X	
Ambulance Service						X		X	
Amusement Arcade					X(SE)*	X(SE)*		X(SE)*	
Animal Hospital					X	X		X	
Antique Store			X	X	X	X		X	
Apartment Hotels						X	X	X	
Apartments (attached or									
detached multi-fam. dwell)		X							
Apparel Shop			X	X	X	X		X	
Appliance Sales and									
Service - Major					X	X		X	
Appliance Sales and									
Service - Small			X	X	X	X		X	X
Archery						X		X	
Architectural Offices	X	X	X	X	X	X		X	
Art School					X	X		X	
Arts and Crafts Studio			X	X	X	X		X	
Athletic Club					X	X		X	
Auctions (and Auctioneer)						X		X	
Auditoriums	X	X	X	X	X	X		X	
Auto and Tire Center					X*	X*		X*	
Auto Paint Shop						X*		X*	
Auto Parts Sales					X*	X		X	
Auto Rental						X		X	
Auto Repair Garage									
(including transmission,									
painting and radiator						X*		X*	
Auto Rustproofing					X*	X*		X*	
Auto Sales, new or used,									
service and repairs					X*	X*		X*	
Auto Storage of new or									
used vehicles									X
Auto Trailer Rental								X	
Auto Wash (automatic)					X*	X*		X*	
Awning Contractors									X

	C-1	C-2	C-3	C-3C	C-4	C-5	C-6	C-7	C-10
Bait and Tackle Shop			X	X	X		X		
Bakery (retail)			X	X	X		X		
Ballrooms (public)					X		X		
Banks	X	X	X	X	X	X		X	
Barber School					X	X		X	
Beauty Shop			X	X	X	X		X	
Bicycle Sales, Service and/or repair (conducted within enclosed buildings)						X*		X*	
Bicycle Store			X	X	X	X		X	
Billiard Parlor					X	X		X	
Blue Printing					X	X		X	
Boat Sales and Service and Storage								X	
Body Shop - Auto						X*		X*	
Bottled Gas Storage and Distribution									X
Bowling Alley					X	X		X	
Brokerage Firms	X	X	X	X	X	X		X	
Building Contractors									X
Building Materials - Retail (outside storage)									X
Building Materials - Retail (no outside storage)					X	X		X	
Bus Garagin & Maintenance								X	
Bus Sales, New or Used, Service and Repair								X	
Business Office	X	X	X	X	X	X		X	
Candle Shop			X	X	X	X		X	
Car Wash (completely indoors, self-service automatic or semi-autom.)					X*	X*		X*	
Card Shop			X	X	X	X		X	
Carpet Sales			X		X	X		X	
Catering Service						X		X	
Cemetery Monuments & Tombstones								X	
Ceramic Shop			X	X	X	X		X	
Charitable Institution									
Donation Pick-up Station			X	X	X	X		X	
Christmas Tree Sales (Temporary seasonal use)					X*	X*		X*	
Civic Club	X	X	X	X	X	X		X	
Clerical School	X	X	X	X	X	X		X	
Club Rooms					X	X		X	
Commercial Amusement (or entertainment or recrea- tion) - Indoor					X	X		X	
Commercial Parking Lots and Structures					X	X		X	
Commissary and similar Retail Food Preparation						X		X	
Community Center	X	X	X	X	X	X		X	
Community Shopping Center									

	C-1	C-2	C-3	C-3C	C-4	C-5	C-6	C-7	C-ID
(90,000-275,000 sq ft gfa)					X	X		X	
Condominium		X							
Construction Company									X
Consumer Services Office	X	X	X	X	X	X		X	
Contractors (i.e., painting, decorating, roofing, awnings, etc)									X
Convalescent (Homes)	X	X							
Correspondence School	X	X	X	X	X	X		X	
Crating and Packaging Serv									X
Credit Service	X	X	X	X	X	X		X	
Custard Stand					X*	X*		X*	
Custom Glass Fabrication and Installation								X	
Dairy Products - Retail			X	X	X	X		X	
Dance Hall					X	X		X	
Dance School or Studio (instruct. purposes only)					X	X		X	
Data process. or analysis	X	X	X	X	X	X		X	
Day Nursery	X	X							
Decoration Contractor									X
Delicatessen			X	X	X	X		X	
Dental Clinic & Laboratory	X	X	X	X	X	X		X	
Dental Office	X	X	X	X	X	X		X	
Department Store					X	X		X	
Disco					X	X		X	
Discount Store					X	X		X	
Disinfection and Extermination service contractor									X
Distributor									X
Doctor's Office	X	X	X	X	X	X		X	
Dog Grooming			X	X	X	X		X	
Dog Training or Schooling (No boarding)			X	X	X	X		X	
Dressmaking Shop			X	X	X	X		X	
Drive-In Restaurant					X*	X*	X*	X*	
Drive-In Theatre						X		X	
Driving Range - Golf						X		X	
Drug Addiction Counseling Office	X	X	X	X	X	X		X	
Drug Medical Stations (Clinic)	X	X	X	X	X	X		X	
Drug Store			X	X	X	X		X	
Dry Cleaning (self-serv.)			X	X	X	X		X	
Dry Cleaning Pick-up Station			X	X	X	X		X	
Dry Cleaning Plant									X
Dry Goods Store			X	X	X	X		X	
Educational Institution	X	X	X	X	X	X		X	
Electrical Contractor									X
Electrical Supplies (retail sales)			X	X	X	X		X	
Engineering Office, Professional	X	X	X	X	X	X		X	

	C-1	C-2	C-3	C-3C	C-4	C-5	C-6	C-7	C-10
Equipment Rental, both heavy and light								X	
Extermination and Disinfection Service Contractor									X
Fabric Store			X	X	X	X		X	
Farm Equipment Sales and Service								X	
Firing Range (indoors)					X	X		X	
Flea Market (indoor)					X	X		X	
Flea Market (outdoor)						X		X	
Floor Covering Store			X		X	X		X	
Flower Sales - (temporary seasonal use)					X*	X		X	
Food Locker Plant						X		X	
Food Store			X	X	X	X		X	
Fruit Stand						X		X	
Fuel & Ice Dealers									X
Funeral Homes	X	X	X	X	X	X		X	
Furniture Repair and Stripping									X
Furniture Repair (as part of an antique business)			X						
Furniture Store					X	X		X	
Furniture Store - used			X	X	X	X		X	
Galleries	X	X	X	X	X	X		X	
Garages - off street park.					X	X		X	
Garden and Lawn Materials supplies, equipm., outdoor display						X		X	
Gasoline Service Station			X*		X*	X*	X*	X*	
Gift Shop			X	X	X	X		X	
Glass (auto) Repair Shop					X*	X*		X*	
Glass (custom) Fabrication and Installation								X	
Golf (indoor miniature)					X	X		X	
Golf (miniature)						X		X	
Golf Course						X		X	
Governmental Office Complex	X	X	X	X	X	X		X	
Grocery			X	X	X	X		X	
Gun Sales			X	X	X	X		X	
Gymnasium					X	X		X	
Hardware Store			X	X	X	X			
Hardware Supplies									
Contractual									X
Health Club, Spa, Studio					X	X		X	
Heating Systems Sales and Service Contractor									X
Heavy and Light Equipment Rental								X	
Hobby Shop			X	X	X	X		X	
Home for the Aged	X	X							
Home for Juveniles	X	X	X	X	X	X		X	

	C-1	C-2	C-3	C-3C	C-4	C-5	C-6	C-7	C-ID
Home Remodeling Company									X
Home Remodeling Supplies and Materials								X	
Hospital, Sick Room equipment, sales & rental			X		X	X		X	
Hotel						X	X	X	
Household Appliance Sales and Service - Major					X	X		X	
Household Appliance Sales and Service - Small			X	X	X	X		X	
Ice & Fuel Dealers									X
Ice Skating Rink (indoor)					X	X		X	
Industrial Laundry									X
Insurance Agent or Service	X	X	X	X	X	X		X	
Interior Decorator (includ. display & sales)			X	X	X	X		X	
Interior Decorator (no display or sales)	X	X	X	X	X	X		X	
Jewelry			X	X	X	X		X	
Job Printing					X	X		X	
Karate School					X	X		X	
Kindergarten	X	X							
Language School					X	X		X	
Laundromat (self-service)			X	X	X	X		X	
Laundry Pick-up Station			X	X	X	X		X	
Law Office	X	X	X	X	X	X		X	
Lawn Mower and Equipment Service and Repair (within enclosed building)						X		X	
Library	X	X	X	X	X	X		X	
Light Equipment Rental								X	
Linen Supply									X
Liquor Store (package)			X*		X*	X*		X*	
Loan Office	X	X	X	X	X	X		X	
Locksmith			X		X	X		X	
Lodges					X	X		X	
Lumberyard								X	
Lunch Counter			X	X	X	X		X	
Mail Order Store			X	X	X	X		X	
Major Appliance Sales & Repair					X	X		X	
Manufacturing-Prefabricated wood buildings and structural members								X	
Marine - sales & service								X	
Mass Transit terminal					X	X		X	
Massage Parlor, service or facility (excepting professional, medical)					X*(SE)	X*(SE)		X*(SE)	
Meat and Meat Products Wholesale									X
Medical Clinic and Laboratory	X	X	X	X	X	X		X	
Medical Supply Firm			X		X	X		X	

	C-1	C-2	C-3	C-3C	C-4	C-5	C-6	C-7	C-1D
Millwork									X
Mobile Home - Sales and Service								X	
Model Display Home, Garage Outbuilding, or Similar Structures								X	
Mortuary	X	X	X	X	X	X		X	
	C-1	C-2	C-3	C-3C	C-4	C-5	C-6	C-7	C-1D
Motel						X	X	X	
Motorcycle Sales, Service & Repair (in enclosed bldg)						X*		X*	
Moving Company									X
Muffler (only) Repair Shop (totally enclosed)					X*	X*		X*	X
Multi-Family Attached or Detached Dwelling		X							
Museum	X	X	X	X	X	X		X	
Music School					X	X		X	
Music Store (Including records, instruments)			X	X	X	X		X	
Neighborhood Shopping Comp.			X		X	X		X	
Newspaper Publishing & Printing					X	X		X	
Newspaper Substation, Distribution			X		X	X		X	
Night Club					X	X		X	
Nursery Plant (seasonal) Sales					X*	X		X	
Nursery School	X	X							
Nursing Homes	X	X							
Obedience School (no boarding)			X	X	X	X		X	
Office Supplies			X	X	X	X		X	
Office Use or Complex	X	X	X	X	X	X		X	
Off-Street Parking Lots					X	X		X	
Oil Storage & Distribution									X
Optical Goods (sales and service)			X	X	X	X		X	
Optometrist	X	X	X	X	X	X		X	
Outdoor Food or Beverage Sales					X*	X*	X	X*	
Outdoor Storage								X*	X*
Packing & Crating Service									X
Paint and Wallpaper Store			X	X	X	X		X	
Paint (Auto) Shop						X*		X*	
Painting Contractor									X
Parking Lots & Structures (Commercial)					X	X		X	
Personal Serv. Establishm.			X	X	X	X		X	
Pest Control Contractor									X
Pet Shop			X	X	X	X		X	
Pharmacy			X	X	X	X		X	
Photocopying					X	X		X	

	C-1	C-2	C-3	C-3C	C-4	C-5	C-6	C-7	C-1D
Photographic Studio			X	X	X	X		X	
Photographic Supplies			X	X	X	X		X	
Photography School					X	X		X	
Physicians Office	X	X	X	X	X	X		X	
Plant Sales (Temporary Seasonal Use)					X*	X		X	
Plumbing Contractor									X
Plumbing, sales and Service					X	X		X	
Post Office			X*		X*	X		X	
Printing Establishment					X	X		X	
Private Club					X	X		X	
Produce Stand					X*	X		X	
Produce Terminal									X
Professional Business Schl	X	X	X	X	X	X		X	
Propane Gas Storage and Distribution									X
Radiator (Auto) Repair Shop						X*		X*	
Radio Sales & Service			X	X	X	X		X	
Radio Studio and (only) Office	X	X	X	X	X	X		X	
Real Estate Agent or Off.	X	X	X	X	X	X		X	
Recording Studio (no broadcasting)					X	X		X	
Recreational Vehicle Sales and Rental								X	
Regional Shopping Center (over 275,000 sq. ft.)					X	X		X	
Restaurants: Inside table service only			X	X	X	X	X	X	
Restaurants: Self service carry out			X*		X*	X*	X	X*	
Restaurants: Outside tables					X*	X*	X	X*	
Restaurants: Service in car					X*	X*	X	X*	
Restaurants: Self Service in car only (no inside seating)					X*	X*	X	X*	
Retail Convenience Goods and/or Service Establish.			X	X	X	X		X	
Retail Lumber Yard								X	
Reupholstery and Furniture Repair									X
Rifle Range - Indoors					X	X		X	
Roller Rink					X	X		X	
Roofing Contractor									X
Rooming & Boarding House		X				X	X	X	
Root Beer Stand					X*	X*	X*	X*	
Rug Cleaning and Repair Service						X		X	X
Rustproofing - Truck								X	
Savings & Loan Office	X	X	X	X	X	X		X	

	C-1	C-2	C-3	C-3C	C-4	C-5	C-6	C-7	C-10
School - Photography, dance, music, art, language, beauty, and other trades					X	X		X	
Seamstress			X	X	X	X		X	
Secondhand Merchandise			X	X	X	X		X	
Securities & Commodities Broker, Dealer, Exchange and Service	X	X	X	X	X	X		X	
Septic System Contractor									X
Sheet Metal Contractors									X
Shoe Repair			X	X	X	X		X	
Shoe Store			X	X	X	X		X	
Shopping Center					X	X		X	
Shopping or Durable Goods Establishment			X*		X	X		X	
Shopping and Goods Establishment			X*	X*	X	X		X	
Sign Contractor									X
Sporting Goods Store			X	X	X	X		X	
Stationer			X	X	X	X		X	
Storage and Transfer Establishment									X
Storage of Heavy Equipment - indoor									X
Storage of Heavy Equipment - outdoor									X
Storage of Trucks - indoor									X
Storage of Trucks - outdoor									X
Stormdoor Contractor									X
Surgical Supply Firm			X		X	X		X	
Swimming Pool Sales and Outdoor Display								X	
Tailor			X	X	X	X		X	
Tavern			X*		X*	X*		X*	
Television Service			X	X	X	X		X	
Television Studio and Office (only)	X	X	X	X	X	X		X	
Tennis Facility - indoor					X	X		X	
Testing Laboratory									X
Theatre - Indoor					X	X		X	
Theatre - outdoor						X		X	
Tire and Office Service Center					X*	X*		X*	
Tire Recapping									X
Tombstone - including engraving								X	
Tool Rental						X		X	
Tractor (over the road) Sales & Service								X	
Trade School					X	X			
Trading Stamp Service			X	X	X	X		X	
Trailer and Farm Equipment Sales and Service								X	

	C-1	C-2	C-3	C-3C	C-4	C-5	C-6	C-7	C-1D
Trampoline Center						X		X	
Transfer Establishment									X
Transmission Repair Shop						X*		X*	
Travel Trailer Sales and Rental								X	
Truck Cleaning, Service, Repair and Rental								X	
Truck (over 1/2 ton) Sales and Service								X	
Truck (1/2 ton or less) Sales & Repair, New/Used					X*	X		X	
Truck Storage - Indoor								X	X
Truck Storage - Outdoor								X	X
Typesetting					X	X		X	
Uniform Clothing Store			X	X	X	X		X	
Upholsterer, Furniture Repair									X
Upholstering Shop									X
Union Hall, (office and assembly room)	X	X	X	X	X	X		X	
U-Haul Trailer Rental								X	
Variety Store			X	X	X	X		X	
Veterinarian					X	X		X	
Veteran's Club					X	X		X	
Wallpaper and Paint Store			X	X	X	X		X	
Warehouse & Distribution Operation (enclosed in a Building)									X
Wearing Apparel and Accessory Store			X	X	X	X		X	
Wheel Alignment (auto)					X*	X*		X*	
Wholesaler									X
Window Contractor									X
Wrecker Service - Incidental Towing Only			X		X	X		X	X

*The asterisk denotes that the particular use is permitted in the district only under certain conditions and reference should be made to the appropriate ordinance for details of those conditions.

Anytime "(SE)" is denoted on the list, it is an indication that this particular use is permitted in this district only by grant of Special Exception by the board of zoning appeals.



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